

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

20 SEPTEMBER 2019

DIRECTORS ATTENDING: Laurel Files, Bill Freeman, Erika Haydon, Debra Ives, Rollie Olin, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

Bob Stoothoff, President, convened the meeting at 7:59 a.m.

APPROVAL OF MINUTES (Bob Stoothoff)

The board approved, by acclamation, the July Board of Directors meeting minutes.

FINANCIALS (Debra Ives, Treasurer; Bill Ferrell, Manager)

- Debra Ives reported that the current statements continue to show that the budget is on track.

ACTION:

Debra Ives moved, seconded by Bob Stoothoff, that the *July and August treasurer's reports be accepted*. The motion was approved unanimously.

- Debra pointed out the additional information provided that identified invoices specific to capital reserves, and suggested that such information be included as part of the MCA's regular monthly financial statements.
- Bob noted that Bill Ferrell had suggested that the board wait for the September financials, which would cover three quarters, before making end-of-year estimates and finalizing its financial strategy and the 2020 budget.

CAPITAL RESERVE AND 2020 DUES (Debra Ives, Treasurer)

Debra reported that the Finance Committee had reviewed expected dues revenue, operating expenses, and Capital Reserve Account activity through 2039. She initiated a discussion of the board's regular annual contribution to the Capital Reserve Fund, sharing a chart of projections from the Giles (Criterium-Giles Engineering, Inc.) Capital Reserve Study. Giles suggested 3% for the capital reserve contribution. The committee also projected a 3% increase in operating costs, based on increasing costs, particularly for large contracts, such as for landscaping and trees. Discussion focused on the need for a dues increase, and whether there should be a larger dues increase this year so as to obviate the need for another increase next year. Consensus was that the board should address just this year's need, since noncontract expenses could vary next year.

ACTION:

Rollie Olin moved, seconded by Debra Ives, that, based on the Giles study, the *2020 MCA dues be increased by 3%*. The motion was approved unanimously.

MYATT LANDSCAPING CONTRACT (Erika Haydon, for Landscaping Committee)

Erika Haydon reported that she and Bonnie Simms had reviewed the proposed 2020 and 2021 contracts with Myatt Landscaping Concepts and were comfortable with the revised wording. She and Bill Ferrell noted the increasing component costs of landscaping in the Triangle area that are the basis of rising contract costs.

ACTION:

Erika Haydon moved, seconded by Debra Ives, that *two one-year contracts with Myatt Landscaping be approved (2020 and 2021), with a 3% increase each year.* The motion was approved unanimously.

BOARD ELECTION, 2020: (Bob Stoothoff and Bill Ferrell)

There will be four vacancies for the 2020 Board of Directors: Laurel Files, who plans to run again; Erika Haydon, Debra Ives, and Bonnie Simms, who will not run again. A Cedars resident has been identified as a potential candidate for one of these seats, so a minimum of two additional candidates needs to be identified. In addition, Bill Freeman is moving out of Meadowmont and will be unable to complete his term; the board will need to appoint a replacement to complete his term.

COMMITTEE REPORTS

BOARD RESPONSIBILITIES (Bill Freeman and Bob Stoothoff, Co-Chairs)

Bill Freeman and Bob shared a draft outline of MCA board member and officer responsibilities. There was considerable discussion regarding the specificity and wording of member responsibilities that would give potential future board members an accurate description of their role. Members were asked to email additional suggestions to Bill Freeman and Bob.

ARCHITECTURAL REVIEW (Bill Freeman, MARC Liaison)

Bill Freeman shared a revision of the MCA’s Architectural Guidelines for Outdoor Living Areas and Outbuildings, dated 9-11-19 and prepared by the Meadowmont Architectural Review Committee.

ACTION:

Bob Stoothoff moved, seconded by Erika Haydon, that the board *accept the revised (9-11-19) Architectural Guidelines,* and post the revision on the MCA website. The motion was approved unanimously.

EVENTS (Rollie Olin, Chair)

Rollie Olin presented a review of the 2019 music events, including cost and attendance data. He noted that three First Friday events were rained out (one was rescheduled) and one ended early because of rain. Although the First Friday events are much smaller, the cost/attendee is much lower than for the Gazebo events. Including Brunch Bunch, the Events Committee came in under budget. Bob pointed out that the significant cost for events is the time contributed by Rollie and Bill Ferrell. Bob observed that although the First Friday events bring people to Meadowmont Village, neither DDR nor the individual merchants make any contribution to the event. Laurel and others noted that the original and continuing

purpose of the music events was to provide an opportunity for the community to gather, and to do something special for Meadowmont residents, rather than to promote the Village. It was decided to continue all of these activities and decide later how many events to support and when to hold them.

MANAGER’S REPORT (Bill Ferrell)

MEADOWMONT LANE UPDATE

Bill Ferrell reported on a successful meeting he, Bob, and Karen Powers (Meadowmont Lane resident) held with Kumar Neppalli and Dale May of the Town of Chapel Hill. Kumar’s update included the following: The Town has completed Phase One of the Meadowmont Lane project, specifically changes to the striping of the road, adding legal parking, relocating some bike lanes, and limiting the traffic between Sprunt Street and the end of Meadowmont late to one lane in each direction. The Town will lengthen the new left turn into Rashkis by the end of this calendar year. In addition, the Town will be adding new parking in the 600 block of Meadowmont Lane. Bob and Bill will send an update letter to the affected owners/residents. A walk-through with Town representatives explained markings and appropriate lane travel.

The remainder of Bill’s report included the following:

- Bartlett Tree Experts has been doing “limb ups” on the curb side of targeted *street trees*.
- Both *fountains* will be shut down and winterized the Monday after Thanksgiving.
- There is a section of *cracked walk* off the lower Y parking area; also *storm water drainage pipes* there that need to be cleaned out and *rip rap* that needs to be reset. Repair costs are being worked up.
- One of the yellow *stanchions* at West Barbee Chapel Road and NC 54 was uprooted as a result of a traffic accident. Bill is exploring financial responsibility with the Town.
- The *new basketball stand* has been installed at Parkridge Park.
- Foster Lake and Pond will handle *algae growth at both ponds*.
- Faison *pocket park landscaping* has been upgraded.
- *Four street trees need to be replaced* by the end of the year. Adding two new street trees and otherwise generally improving plantings are being considered.

GOOD OF THE ORDER

Bob reported that he and Erika (as President and Vice President) will be conducting the manager’s performance review.

There being no further business, the meeting was adjourned by acclamation at 9:13 a.m.

Next Board Meeting
Friday, October 18, 2019
8 a.m.
MCA Office