

DIRECTORS ATTENDING: Laurel Files, Bill Freeman, Rollie Olin, Bonnie Simms, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

Bob Stoothoff, President, convened the meeting at 8:00 a.m.

APPROVAL OF MINUTES (Bob Stoothoff)

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

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

- Bill Ferrell reported that the *current financial statement*, reflecting end of third quarter data, held no surprises. Dues payments are pretty current, and income continues to be on track.

ACTION:

Bonnie Simms moved, seconded by Bill Freeman, that the *September treasurer's report be accepted*. The motion was approved unanimously.

- Bill walked the board through a penultimate *draft of the 2020 budget*, which was organized by Income and Expenses, with line items reported in columns for (1) 2019 budget, (2) 2019 estimated actual amounts, and (3) 2020 proposed amounts. (The previously approved 3% dues increase amounts to annual dues of \$508.) Capital reserve contributions and expenses were shown separately. There was also a detailed breakout table for specific landscaping expenses (to Myatt Landscaping Concepts and Bartlett Tree Experts), since these comprise a major portion of the total budget. Board members were asked to review the budget and be prepared to approve a final budget at the November meeting.
- There was additional discussion of the issue of *street trees*, which are an ongoing prominent issue in turns of budget. It was agreed that the 2020 budget should address immediate needs, i.e., trees that definitely need to be removed. The board will then need to work with Myatt and Bartlett next year to review long-term needs and options. Rollie Olin suggested that we identify, and invite to join the Landscaping Committee, a knowledgeable Meadowmont resident (someone with a “green thumb”).

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

Bill Ferrell has several suggestions as possible candidates for the four vacancies for the 2020 Board of Directors, and is following up on these, which will include interviews. He will be formally soliciting nominations, which will be accepted until noon on Thursday, November 14. The election of new members will be finalized at the MCA Annual Meeting on Thursday, January 16, 2020. He and Bob are also exploring a replacement to complete Bill Freeman's term, as Bill is moving out of Meadowmont.

MANAGER’S REPORT (Bill Ferrell)

Bill had previously distributed a written copy of the Manager’s Report that included an update on *landscaping*, and *trail repair*. He noted also that a review of the contract and assessment of work done by the current *contractor for the two fountains* has been completed and he and Larry Forest are discussing whether to continue with the current contractor or to seek someone new. He reported that the Town is changing some of the new *Meadowmont Lane street markings*, in response to feedback from residents.

NEW BUSINESS (Stoothoff)

ACTION:
Bob Stoothoff moved, seconded by Bonnie Simms, that *the board adjourn to an Executive Session* for a personnel review. The motion was approved unanimously.

ACTION:
Rollie Olin moved, seconded by Laurel Files, that *the board approve a new contract for Bill Ferrell, at the same rate, effective 12/1/2019-11/30/2020*. The motion was approved unanimously.

ACTION:
Bob Stoothoff moved, seconded by Bonnie Simms, that *the board adjourn from the Executive Session*. The motion was approved unanimously.

GOOD OF THE ORDER

Short-Term Rentals: Bob reported that he had attended the first meeting of the Town of Chapel Hill’s Short-Term Rental Task Force. The task force will be focused on nonowner-occupied short-term rental rules, while the Town Council will deal with owner-occupied short-term rentals. In response to a question from Bob about established community (e.g., Meadowmont, Hilltop, Summit Park) covenants regarding short-term rental restrictions, the task force said that they expect the town to honor those restrictions, but not enforce them. Bob suggested that an MCA board member should continue to attend future task force meetings to monitor progress.

Proposed New Construction in Meadowmont Village: Bill Ferrell reported that Craig Davis Properties, Inc. has notified all parties of their intent to build a 150,000 square feet commercial office building on land they own behind the 400 Building in Meadowmont Village. They are proposing 82% office space, 15% condominiums (15 units), and 3% restaurant/ground-level retail. They are planning underground parking with a ratio greater than that required by the town, in order to mitigate the loss of approximately 100 current parking spaces in the current parking lot.

There being no further business, the meeting was adjourned by acclamation at 9:06 a.m.

Next Board Meeting
Friday, November 22, 2019
8 a.m.
MCA Office