

**Meredith Woods Neighborhood Association
Board of Directors Quarterly Meeting
Monday, February 12, 2024
Meeting Minutes**

The Board of Directors quarterly meeting was held on February 12, 2024 at the home of member Laura Williard.

Present: President Katie Fletcher, Treasurer Bruce Branson, Recording Secretary Kate Burnie, Members at Large; Bri Swanson, Laura Williard, and Chris Harrison.

Absent: Vice President Lexie Nuell

Welcome: President Fletcher opened the meeting at 7:35 p.m. A quorum was present.

Officer Reports:

Recording Secretary: Kate Burnie confirmed that the minutes from the December 10, 2023 meeting had been distributed via email to Board members prior to tonight's meeting. The minutes were approved by committee. There being no additional changes, the minutes were filed as presented.

Katie Fletcher and Laura Williard agreed to serve on the committee to review tonight's meeting minutes.

Treasurer: Bruce Branson presented the Treasurer's report. He explained that there were zero changes from the 12/10/23 meeting.

- Current balance of \$823.87.

New Business:

- **Beach Property Update:** Since our last meeting, Laura Williard has offered to be the liaison between neighbors and the board for matters regarding the Beach property rezoning request. Acting in that role, Laura summarized her correspondence with a group of neighbors opposing the proposed development of the Beach property, led by Tom Turner and Randy Benefield. Initially, the group circulated a petition opposing the scale of the development because of the expected traffic problems. The group claims to have 100+ signatures on this petition. Since that time, representatives of the group have met (either by phone or in person) with almost all of the current City Council members to express concern over the scale of the proposed development. From those meetings, the group has been encouraged to propose "reasonable alternatives" and to initiate a letter-writing campaign to City Council members in support of the alternatives. The recommended letter states the following: Opposed to scale of development being proposed.
- Because of traffic concerns, would like the number of units to decrease from 400 to 200 (15% of which would accommodate affordable housing).
- Would like the flood planning to go from 100-year peak flow to 500-year peak flow

Per Laura's conversations with Tom, the above has also been voiced to the developer's attorney and the response is that the requested alternatives are not likely financially feasible but that they will be considered.

Review of Board Bylaws: As the Beach Property development discourse has heightened in recent months within our neighborhood, there have been some questions, and frankly, some hostility about why the board has "chosen" to take a hands-off stance. Because of these questions, President Katie Fletcher asked the group if there was interest in revisiting/revising the Meredith Wood Neighborhood Association bylaws. Board members present unanimously agreed that the bylaws should be updated, noting that changes would require a vote by the majority of the neighborhood at our next annual meeting. Laura Williard, Bruce Branson, Katie Fletcher, and Kate Burnie will form a subcommittee to review/update the existing bylaws in preparation for our fall 2024 annual meeting.

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The group maintains that because we are not an official HOA (with dues or any sort of legal authority), it is not our place to take hardline stances on issues where beliefs could differ from household to household. There was agreement that we should serve as a conduit of information, letting neighbors know about city/district meetings and/or smaller groups of neighbors organizing. We should encourage smaller groups/clubs to collect email addresses from interested residents and use the neighborhood social media sites to foster conversation and interest.

The board also discussed how improved bylaws and messaging would give neighbors more freedom to take ownership of causes that they're passionate about concerning our neighborhood. This would also allow the board to focus on the more community centered items like events, welcoming new neighbors, communications with residents, etc. Hopefully, these measures will also curtail future board members from feeling pressure/hostility about boundaries surrounding their representation of the neighborhood.

Blue Ridge Corridor Alliance (BRCA): Laura Williard attended the BRCA meeting at Follow the Child Montessori School on Monday, January 29. There, BRCA representatives explained that Meredith Woods would not be a part of the proposed BRCA Municipal Service District .

Per our current status, neighborhood residents are welcome to attend meetings or submit feedback to the BRCA. It is also expected that our neighborhood will benefit because of the Municipal Service District, but, as the only/one of the only residential neighborhoods in the district, we have been excluded from the mapped district and will not be expected to pay taxes to the district. Follow the Child Montessori School will be a part of the district and has only shared positive experiences dealing with BRCA.

Laura concluded her report by noting that much of the BRCA meeting devolved into a session discussing the Beach property on Harden Road.

Block Party: Katie Fletcher explained that last year's block party was originally planned for spring but got moved to summer due to weather. The board did not feel like changes were necessary to the basic structure of the 2023 block party. The following details were discussed:

- Lexie Nuell to help with inflatables/snocones.
- Bri Swanson, Kate Burnie, and Katie Fletcher to help plan.
- We would like to replicate the food truck/beer tent – Katie will contact Sarah Sigmon and House Creek.
- Katie will also reach out to residents of Doyle for a volunteer representative from their street.
- Date: Ideally 4/20 or 4/21 (Rain Date: 6/1)
- Location: Doyle Road

With no further business, President Fletcher thanked everyone for their time and participation.

The meeting adjourned at 9:10 p.m.

/e/ Kate Burnie

Recording Secretary, MWNA February 13, 2024

Committee to Approve:

/e/

/e/