

**Meredith Woods Neighborhood Association
Board of Directors Quarterly Meeting
Thursday, June 6, 2024
Meeting Minutes**

The Board of Directors quarterly meeting was held on June 6, 2024. President Katie Fletcher Presiding.

Present: President Katie Fletcher, Treasurer Bruce Branson, Recording Secretary Kate Burnie, and Member at Large; Bri Swanson.

Absent: Chris Harrison, Vice President Lexie Nuell, and Laura Williard.

Welcome: President Fletcher opened the meeting at 7:38 p.m. and welcomed everyone.

Quorum: A quorum was present.

Officer Reports:

Recording Secretary: Kate Burnie confirmed that the minutes from the February 12, 2024, 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.

Bruce and Bri agreed to serve on the committee to review the minutes for tonight's meeting.

Treasurer: Bruce Branson presented the [Treasurer's report](#).

- Summarized the block party reporting. Block party costs exceeded contributions by approximately \$550. Fewer contributions this year vs. 2023 (about \$450 less) and cost of food and keg were about \$640 more than 2023. Two kegs were donated by House Creek Beverage in 2023 and the 2023 food truck relied solely on sales to guests (with no minimum sales requirement).
- Current balance of \$769.00 – with at least one large expense still outstanding. Approximately \$500 still owed to Wicked Links Catering for Block Party (did not meet minimum sales requirement agreed to in contract).

New Business:

Block Party Debrief: Everyone had a great time at the block party on June 2, 2024. There was discussion about possibly grilling hotdogs next year - as we did have to pay to meet the food truck minimum. The group discussed possibly engaging more families on Doyle for next year, to take the burden off the same folks year after year. The group also discussed going ahead with an early June date for next year because of rain delays.

Ice Cream Social: The group was in favor of continuing the ice cream social using the same framework as previous years. The following item/ideas were discussed:

- Keeping the event on Noel CT
- Buying less ice cream than last year
- Using the event as another opportunity to ask for neighborhood donations
- Holding the event after Labor Day - Possibly Sept 8 (Rain date for the September 15)
- Considering music for some of these events

Harden Road Rezoning – Provided by Katie Fletcher based on emails from Laura Williard: Toll Brothers withdrew their request for rezoning in response to the opposition effort of the neighborhood group organized by Tom Turner and Randy Benefield. The Toll Brother's Attorney emailed to say, "While we appreciate your offer of 240 units, the project simply is not financially viable at a count lower than the

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390 unit reduction that we offered.” The email (attached as a PDF to these minutes) went on to explain that Toll Brothers was willing to make the following commitments:

- Provide a parking garage to support these units and keep parking off of Harden Road
- Study and provide the traffic light at a cost of at least \$250K
- Commitment to treat stormwater to a 100-year storm
- Providing ground-floor retail, as well as the enhanced pedestrian/cyclist facilities on Harden and Blue Ridge

Laura noted that the property on Harden Road will likely be the target of development again in the future and we should have a substantive conversation about how the MWNA board will provide information to neighbors without taking a position on controversial neighborhood matters.

Discussion about the MWNA Board’s role when dealing with the Harden Road Development: In conjunction with the conversation about development on Harden Road, President Katie Fletcher expressed frustration about several Meredith Woods residents giving her a hard time regarding the Board’s neutral stance.

For as long as the current MWNA members have served, the Board has worked as an information conduit and not a lobbying arm for the neighborhood. Because the MWNA Board has no power or authority to make decisions on behalf of the neighborhood, we feel strongly that the entity cannot and should not take on a more substantial role. Additionally, we feel that the neighborhood is best served by a governing body that provides residents with information and the ability to make informed decisions for themselves. We feel like that was accomplished in the Harden Road development instance. The group working against development asked the Board to alert Meredith Woods residents about meetings and their plans to resist the change. That correspondence was shared as widely as possible by the MWNA Board using email and Facebook.

Additionally – we know that not ALL residents of Meredith Woods opposed the recently proposed development on Harden Road. If the board had taken a stance on the project, we would have alienated a portion of our neighbors and we are not comfortable setting that precedent.

Leadership Change: President Fletcher expressed her intention to step down from her position as President of the MWNA Board in response to the pushback she received from neighbors about the Board’s perceived inaction on the Harden Road development. Vice President Lexie Nuell also emailed with her intention to step down from the Board rather than take on the position of President. Both expressed interest in continuing to help plan neighborhood events and build community.

Remaining board members thanked Katie and Lexie for their service and expressed frustration that they felt pressured after their willingness to sacrifice time and energy working towards building community in Meredith Woods. The group plans to review the MWNA bylaws and meet at a later date to discuss potential avenues for leadership and implications for the annual MWNA Annual Meeting in September.

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

The meeting adjourned at 9:26 p.m.

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/e/ Kate Burnie

Recording Secretary, MWNA June 6, 2024

Committee to Approve:

/e/ Bruce

/e/ Bri