

**Meredith Woods Neighborhood Association
Board of Directors Annual Meeting
Sunday, September 29, 2024
Meeting Minutes**

The Meredith Woods Neighborhood Association Annual Meeting was held on September 29, 2024 via Zoom.

Present: Treasurer Bruce Branson, Recording Secretary Kate Burnie, Member at Large Bri Swanson, and Member at Large Laura Williard.

Absent: Chris Harrison

Welcome: Bruce Branson opened the meeting at 5:05 p.m and welcomed everyone.

Quorum: A quorum was NOT present at the start of the meeting but was achieved later in the evening, before any votes took place pertaining to board membership.

Officer Reports:

Recording Secretary: Kate Burnie confirmed that the minutes from the September 2023 Annual Meeting had been distributed via email and via the neighborhood website prior to tonight's meeting. Tom Turner motioned to approve the minutes. Charlie Raphun seconded the motion, and it was unanimously approved. There being no additional changes, the minutes were filed as presented.

Kate also explained that with 15 attendees, we do not have a quorum. She asked for attendees to reach out to others about joining the meeting (17 households are needed for a quorum).

Treasurer: Bruce Branson gave the treasurer's report. He explained that our current balance is \$453 and reviewed the attached slide. He then explained the MWNA annual expenditures and annual donations. There was discussion about the cost of food at the block party and the minimum fee that was paid to the food truck in attendance. Bruce and Kate explained what happened with the vendor and noted that we likely would not do something similar going forward.

Events Update: Bri Swanson gave an update on plans for the neighborhood Halloween party. The party is planned for Sunday, October 27. The group discussed different options for food – including pizza delivery and/or a potluck.

Jill Steffey asked if we were planning to have the ice cream social. Bruce explained that we couldn't do it this year but that we plan to do it going forward.

Tom Turner asked about moving the annual meeting to an in-person format. Bruce explained that it made sense on a community-event level, but while we were down several board members, we thought Zoom would be a lighter lift for this year. Tom West added that a previous fire chief offered their meeting room for neighborhood meetings.

Tom Turner asked about improving communications between the board and the neighborhood. He cited a meeting at Follow the Child where they explained plans for the lot beside the school. Laura Williard noted that the school meeting was posted about and was open to the neighborhood. Tom Turner said he would share the email addresses that he collected from the rezoning meetings and petition, if that would help reach more neighbors.

****QUORUM REACHED****

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Nominating:

Bruce Branson explained that he is finishing his term on the board and he is more than willing to stand for re-election. He has requested other nominations via email and asked if anyone wanted to make a verbal recommendation. No other nominations were put forward. Bruce also noted that the board has two (2) open seats for the 2024-2025 term. Both seats are from resignations and appointees filling the seats would serve a one year term. Bruce explained that Randy Benefield wants to join the board and we would like to have him fill one of the two (2) open seats.

Laura Williard explained that the board nominating committee puts forward Bruce to serve a second three-year term. She asked for other nominations, and none were presented. Meeting attendees voted and Bruce was unanimously elected for another three-year term.

Bruce explained that we also look forward to adding Randy as a board member at our next meeting. He went on to explain that we could proceed as a six-member board, but we would like there to be seven members and asked neighbors to consider serving

Rezoning Conversation:

Tom Turner noted that the board is designed to support neighborhood issues, and he believes rezoning is a neighborhood issue. Kate Burnie explained that we all agree about the board's purpose to serve the neighborhood, but that in this instance we heard from neighbors for and against the rezoning project. We (the board as a whole) felt strongly that the board should be a conduit of information for anyone looking to organize on either side of the issue and in that capacity, we felt like we met the mark.

Tom West said that the board was incorporated four years ago and the charter was written to allow the board to represent the neighborhood with civic groups. He added his frustrations about the lack of information given to neighbors about rezoning updates saying that he felt like he didn't know what was going on until the very end of the rezoning case. He also stated misgivings about the rezoning meeting being held at a location on Method Road.

Bruce explained that the board used all the methods available to us to empower the neighborhood with information. A participant suggested that the board should have taken a neighborhood vote.

Tom Turner reiterated that he did not have a positive experience working with the board. He felt like the board was appointed to do a job and they didn't do it. He was frustrated and felt like he had not been heard. Laura pushed back on Tom's assertion that his voice/position hadn't been heard by the board. She explained that she was appointed by the board to be its liaison with the group who opposed the rezoning. She spoke with multiple members of the group at length and reported back on those conversations regularly to the board.

Tom asked the board to reconsider stances like this going forward or ask the neighborhood. Bruce Branson explained that we felt like we were representing the neighborhood after speaking to residents on both sides of this issue, not just those with the loudest voice. Tom asked if the board was aware of his 140 signatures and multiple members of the board answered affirmatively.

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Another neighbor asked if the board needed unanimity to make these types of decisions. Laura explained that the bylaws do not provide clarity on how a single “position” in the neighborhood is to be determined.

Jill Steffey explained that the bylaws were designed to allow the board to represent the neighborhood with government entities. Jill went on to ask about ways the neighbors were receiving board communications. She asked about NextDoor. Bruce said he did post there, but it’s cluttered. Jill mentioned possibly supplying paper copies of event flyers to all neighbors for neighborhood-wide events.

Jill Steffey also asked what we do to welcome new neighbors and explained what she had done in the past. Laura said that she appreciated the background and that she has been giving a card with information on how to connect with the neighborhood.

Paula Cook asked for the board to consider talking to a Lake Boone shopping center representative to advocate for a bike rack.

Catherine asked about the Blue Ridge Corridor Alliance. Bruce said Todd was not available tonight, but we would like him to give an update going forward.

Bruce thanked everyone for joining us and adjourned the meeting at 6:30.

/e/ Kate Burnie

Recording Secretary, MWNA September 29, 2024

Committee to Approve:

/e/ Bruce Branson

/e/ Laura Williard