

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

May 20, 2003

Trustees in Attendance: Trish Douville, Ken Jacobs, Paul McCullagh, Georgianne McNeirney-ReWalt, Todd Matejovich, Richard Rumke, and Jeri Witt

Trustees absent with cause: Sue Alvarez and Shawn Kelly

Community Members present: Ken Busic, Mary Lee Chatrnuck, Richard Dengler

Trustee McCullagh called the meeting to order at 6:45 PM. He thanked committee members for submitting reports for newsletter publication. Trustee McCullagh is editing the final copy of the newsletter and asked that any problems be brought to his attention.

A motion was made and seconded to appoint Jeri Witt as Vice President. The motion passed unanimously. Pursuant to the MCA, Inc. Governing Documents, the Board Vice President is a member of the Executive Committee. This committee now consists of Paul McCullagh, Jeri Witt, and Georgianne McNeirney-Rewalt.

Secretary's Report:

The April minutes were reviewed and amended. Motion made and seconded to accept the minutes as amended. The motion passed unanimously

Treasurer's Report: Ken Jacobs

Financial Activities Report for May sent out via email. Copy attached. Trustee Jacobs asked the board to consider whether action be taken regarding late fees on overdue assessments. The late fee is 12 % per annum.

Committee Reports:

FACILITIES, Richard Dengler, Chair

- Mr. Dengler reported the baby pool fixed.
- Eleven dead trees were removed by Adirondack. Bill submitted for payment.
- The pool will be ready for opening day.
- The Board was asked to establish an age requirements for admittance to the pool when a responsible adult was not present. The Board agreed that 13 was too young to be responsible for younger children and agreed to adopt similar age restrictions as other area pools. Trustee Douville will contact area pools to obtain a consensus of area pool rules and provide these to Mr. Dengler prior to the pool opening. Mr. Dengler will post these rules at the pool.

TRAFFIC, Shawn Kelly, Chair

No report.

ACCC, Jeri Witt, Chair

Jeri Witt filed the ACCC report. Copy attached. Highlights:

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- Owner of two-story shed will attend next meeting.
- Parking pad being installed for motor home parked in yard. Motor home stored off site during restricted months.
- Replacement windows approved.

Trustee Witt contacted attorney, Nagle Zaller, regarding letter to send to homeowners with covenant violations.

Motion made and seconded to add Jan McCullagh to the ACCC committee. Motion passed unanimously.

Question raised regarding the overgrown yard of home in foreclosure. ACCC will investigate responsibility for the home.

GOVERNING DOCUMENTS, Ken Busic, Chair

In recess. No report.

Question raised why the governing documents allow large motor homes to be stored on property, but not boats. According to covenants, if it has a motor and can be moved, it is allowed. Trustee McCullagh asked GDC to research issue further.

SOCIAL AND RECREATION, Cheryl Moran, Chair

No report.

Adult pool party is June 14, 2003.

SECURITY, Richard Dengler, Chair

Motion made and seconded to extend pool privileges (but no guest privileges) to Prince George's Police Officers Hayes and Delabrer and their families. The motion passed unanimously.

Old Business:

June 17, 2003 meeting will be at Deerfield Community Center instead of the pool as previously reported.

New Business:

Ms. Chatrnuck, Election Committee, asked current board members to consider running again. Encouraged members to speak to individuals to create interest in running for board positions.

Use of soccer fields by Montpelier residents requires no board action.

Next meeting scheduled for the **third Tuesday of June, June 17, 2003 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 7:55 PM. The motion passed unanimously.

MONTPELIER COMMUNITY ASSOCIATION

APRIL/MAY

Assessment Payment Status

At this writing (May 14th) we have received \$149,186.25 in assessments. (*Last year, same period, it was \$296.25 more.*) All of which has been deposited. I have not received the assessment payments of 27 members as of May 14th.

66 pool passes have been purchased for a total of \$990.00 (*last year: \$405.00*); 19 resale packages have been purchased totaling \$475.00 (*last year: \$225*); and 28 extended family fees have been paid, totaling \$1,400.00 (*last year: \$1,150*).

Pool Maintenance Contract

The payment schedule, in accordance with our contract with Mid-Atlantic Pool Management, Inc., is as follows:

February 10 th :	\$400	Paid at contract signing
February 10 th :	\$3,600	Paid
April 25 th :	\$6,000	Paid
May 23 rd :	\$10,000	
June 27 th :	\$10,000	
July 25 th :	\$8,000	
September 5 th :	\$2,000	

Pool Rehab & Mod Contract

The R&M contract with Mid-Atlantic payment schedule is:

February:	\$5,555.62	Paid at contract signing
At completion:	\$16,666.86	Balance due

Additional Contract with Mid-Atlantic

There was an additional contract signed to provide for extensive caulking and sealing of the main pool, and the pressure testing of the baby pool to determine where the continuing leak might be. In accordance with that contract, half of the \$2554.00 was paid at signing with the balance due upon completion.

The cost of correcting the leak will be determined once it is identified. This will finally correct a long-standing problem that generated a large total outlay to WSSC.

Ken Jacobs – 5/14/2003

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Architectural Control and Compliance Committee Report - May 1, 2003

Meeting was called to order at 7:30, Thursday, May 1, 2003

Members present: Ken Busic, Brian Dennis, Ron Lenart, Dave Friel, Tom Jaehnigen and Jeri Witt

Old business:

12101 Mt. Pleasant - homeowner has resurfaced driveway - We voted to put off anything about the hedge to see if she cuts it down voluntarily.

8006 Eastborne - Shed violation - voted to take further action after talking to the homeowner.

12815 Fernwood - homeowner does not respond to attempts to contact him - letter was written giving him 30 days to clean up the fallen trees and fence.

12348 Shadetree Lane - owner submitted proper paperwork to put down a pad and enlarge his driveway to accommodate his motor home. Approval was given.

12503 Silverbirch Lane - complaint about chain link fence - letter was written and the owner responded by saying the fence was not theirs. Next-door neighbor is to be contacted.

New Business:

At the last board meeting approval was given for the ACCC to conduct it's own community surveys for violations. Written complaints will still be followed up on but we can now file complaints ourselves without neighbors getting involved.

The board also approved a separate fund for any fines collected.

Approval was given for the chairperson to contact the association attorney to get clarification on several questions.

Next meeting is scheduled for June 5, 2003

Meeting was adjourned at 8:45.