

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

December 16, 2003

Trustees in Attendance: Tricia Douville, David Hartley, Miya John, Shawn Kelly, Paul McCullagh, Jeri Witt and Lucy Young.

Trustees absent with cause: Gerri Berman and Todd Matejovich

Community Members present: Mary Lee Chatrnick, Mary Hughes, Liz Matejovich, Peg and Charlie Sterina

Trustee McCullagh called the meeting to order at 6:54 PM and asked for a roll call. A quorum was present.

Secretary's Report, Lucy Young:

The November minutes were reviewed. A motion was made and seconded to accept the minutes. The motion passed unanimously.

Treasurer's Report, Gerri Berman:

Trustee McCullagh distributed the budget and financial statements. Trustee Douville noted that \$45,000 was budgeted for pool management for the previous year. A motion was made to amend the budget to increase pool management line item from \$41,000 to \$50,000. The motion passed unanimously.

Trustee McCullagh reported that the Reserve Replacement Fund was growing and that even with planned improvements to the common area there did not appear to be a need to increase the annual assessment for 2004. The assessment will remain \$225.00.

Committee Reports:

FACILITIES, Richard Dengler, Chair

No report. Trustee Douville reported that the pool cover was installed.

TRAFFIC, Shawn Kelly, Chair

Trustee Kelly reported that Maglev is going through Bowie. The Inter-County Connector received the support of the City of Laurel for the southern route, which would impact Muirkirk Road. All lights at the Montpelier intersection will be mounted on poles and a dedicated left turn is in place. Trustee Kelly sent a letter to Leo Green requesting a "red-light" camera for the intersection.

ACCC, Jeri Witt, Chair

Trustee Witt filed a report from the last ACCC meeting. (Copy attached.) Highlights:

- All boats have been moved but one which was put into the street. The County requires that it be moved every 72 hours and will monitor it along with the ACCC.
- Monies collected in fines will be put in a "Benevolent Fund."
- Two fences approved.
- Discussions are on going with homeowner on Radnor regarding a business being run from the home.
- Caroline Center renovations have not started on December 1 as promised.
- Homeowner on Montpelier has started repairs.

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A question was raised regarding the easement on Montpelier. Can the association maintain the property? Trustee Witt will investigate. A question was raised regarding a port-a-john on property.

Improving communication between the ACCC and the board was discussed. Trustee McCullagh reiterated that as a matter of practice, the first recourse for a homeowner protesting a fine is through the ACC Committee. The homeowner must appeal or present mitigating circumstances to the committee at the ACCC meeting prior to asking the board for action. A motion was made to reaffirm the board's support and appreciation of the ACCC. The motion was seconded and passed with Trustee Witt abstaining.

A question was raised regarding acceptable colors for homes in the community. The covenants describe "colonial" colors. It was suggested that the web site might be a good place to display acceptable color samples.

GOVERNING DOCUMENTS, Ken Busic, Chair
No report.

SOCIAL AND RECREATION, Cheryl Moran, Chair
No report. Trustee John reported that Ms. Moran completed judging for the holiday lighting contest, but the signs still needed to be placed at the winning residences. The signs are stored at the pool.

SECURITY, Richard Dengler, Chair
No report. Trustee McCullagh reported that the community enlisted additional police presence in the community during the holidays as approved by the board at November's meeting.

Old Business:

Legal Issues: Actions through Nagle and Zaller are being wrapped up. No new business has commenced with the new attorney.

New Business:

The affidavit and assessment letter were reviewed and approved. An extra line will be added for donations to the Benevolent Fund and an explanation of the fund will be inserted in the letter. A motion was made and seconded to accept an amended assessment letter with final approval by the President. The motion passed unanimously.

Comments from Attending Members:

Trustee McCullagh thanked the Beautification Committee for the holiday wreaths and garland, which enhanced the entrance sign.

The next meeting will be held on **Tuesday, January 20, 2004 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 7:58 PM. The motion was approved unanimously.

