

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

February 17, 2004

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

Trustees absent with cause: Tricia Douville and Todd Matejovich.

Community Members present: Ken Basic, Mary Lee Chatrnuck, John Cholod, Richard Dengler, and Mary Hughes.

Invited guest: Corrine Rosen, Esq., MCA attorney.

Trustee McCullagh called the meeting to order at 6:50 PM and asked for a roll call. A quorum was present. Trustee McCullagh introduced the new counsel for the MCA, Corrine Rosen.

The assessment is due March 1. A reminder letter will be sent to delinquent homeowners after March 1 and after March 31st the delinquent accounts will be turned over to the attorney.

Secretary's Report, Lucy Young:

The January minutes were reviewed. A motion was made and seconded to accept the minutes. The motion passed unanimously. 208 assessments and 1 partial paid to date.

Treasurer's Report, Gerri Berman:

Trustee Berman reported approximately \$50,000 collected in assessments. The review of the insurance policy found the insurance to be very complete. Questions raised (1) are visiting swim teams covered while at home meets and (2) is the pool cover included and will it reduce premium. ACTION REQUIRED.

Committee Reports:

FACILITIES, Richard Dengler, Chair

Mr. Dengler reported playground equipment remains broken, but is safe to use. He will check with Mr. Litcher on progress. ACTION REQUIRED.

Trustees Kelly, Hartley and Mary Hughes are working on the pool entry program. A web camera was purchased and more equipment will be needed. ACTION REQUIRED.

The cost to replace the pool parking lot is \$171,000 (57,105 sq. feet at \$3.00 per). Several core samples revealed varying depths of asphalt from 8" to 2". After discussion, the board held that funds should not be used for the project at this time.

Mr. Dengler reported that MidAtlantic Pool is ready to begin pool management. Trash in the parking lot will be removed. ACTION REQUIRED.

A motion was made and seconded allowing Montpelier community students to volunteer time to the community to earn community service hours. The motion passed unanimously. Requests for community service hours should be directed to the committee chairperson.

TRAFFIC, Shawn Kelly, Chair

Trustee Kelly reported very little activity for the month.

ACCC, Jeri Witt, Chair

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

- Ms. McNeirney-Rewalt resigned from the committee.
- Fines levied on Fernwood Turn homeowner.

- Discussions ongoing with Granite Lane and Oxwell Lane homeowners.
- Complaints received over commercial business activities on Radnor Lane. ACCC sent a letter and consulted Community Standards.
- Community Standards has been contacted regarding six homes.
- Pontoon boat will be removed.
- A letter will be sent to the newsletter thanking homeowners for compliance.
- Action on “Blue House” to be reviewed by counsel.

GOVERNING DOCUMENTS, Ken Basic, Chair

Mr. Basic asked for additional input from the board regarding parking. This is a covenant change so it is more complicated than a change to the by-laws. A two-thirds vote is required. A notice will be put in the newsletter in May. **ACTION REQUIRED.**

SOCIAL AND RECREATION, Miya John, Chair

Trustee John reported that the Easter Egg Hunt is scheduled for April 10 and a flyer was submitted for the newsletter. Students are encouraged to volunteer for community service hours.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that the community remains practically crime free while surrounding areas report car theft, robberies, etc. He urged residents to continue to be alert and report unusual activity.

Old Business:

Trustee Hartley provided product comparisons on digital voice recorders. He recommended a higher priced model than originally considered. A motion was made to amend the previous motion (approving \$200 for the purchase) to purchase the best possible model up to \$300. The motion passed. **ACTION REQUIRED.**

New Business:

Trustee McCullagh asked that the board review the pool rules and swim times to prepare for discussion at a future meeting. **ACTION REQUIRED.** It will be clearly stated in the pool rules that no flotation devices are allowed in the “well” for any reason.

Trustee McCullagh asked if those present experienced mail delivery problems. There being no one present to discuss the issue, it appeared the community had dealt with the problem directly and no action was required by the board.

Comments from Attending Members:

The next meeting will be held on **Tuesday, March 16, 2004 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 8:29 P.M. The motion passed unanimously.