

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room November 16, 2004

**Trustees in Attendance:** John Bertak, David Hartley, Miya John, Mina Johns, Shawn Kelly, Paul McCullagh, and Jeri Witt.

**Trustees absent with cause:** Susan Mathis and Lucy Young.

**Community Members present:** MaryLee Chatrnuck, John Cholod, Richard Dengler, Anne Hull and Mary Hughes.

The meeting was called to order at 6:45 PM. A quorum was present for conducting business.

### **Secretary's Report,** Lucy Young:

Trustee McCullagh reported in Trustee Young's absence. He edited the October minutes with minor editorial and typographic corrections. The amended minutes were approved unanimously.

### **Treasurer's Report,** Mina Johns:

Trustee Johns filed the treasurer's report (copy attached). The E Trade account needs to have the signatory changed. Trustee McCullagh will handle this. The former treasurer still has some files and Trustee McCullagh will retrieve them. The proposed budget was presented and discussed. Board members will review the budget and submit comments at the next board meeting. A motion was made for the executive committee to meet prior to the next board meeting to vote on the budget. The motion was withdrawn and a new motion was made to change the December meeting date to December 14 so that the board could vote on the proposed budget before the deadline for the January newsletter. The motion was seconded and passed unanimously. Once approved the budget will be published in the January newsletter. ACTION REQUIRED.

### **Committee Reports:**

#### **FACILITIES,** Richard Dengler, Chair

Mr. Dengler reported that the playground equipment would be repaired or replaced. Mr. Dengler is still negotiating with the insurance carrier. Bids have been solicited from two paving companies (RP \$56,000 and Md Paving \$53,840). Mr. Dengler will continue collecting information and bids. US Aquatics will maintain the pool during the winter for \$100 month. Three bids secured for new management companies for the upcoming year: US Aquatics \$42,500, American Pools \$52,500, Jazzy provided no firm bid. The three companies will be invited to the January meeting to make presentations to the board. The parking lot is full of broken glass again. The dumpster will be removed in a month or so. ACTION REQUIRED.

#### **TRAFFIC,** Shawn Kelly, Chair

Trustee Kelly reported on a traffic study of Route 197 near Deerfield Run Elementary School. He will continue to monitor. He announced that he is leaving the neighborhood in the spring, but Adam Smith has joined the committee and will take over chairmanship in the spring. The process of securing a red light camera has begun. A video will be installed in January to monitor need for a red light camera. Trustee McCullagh attended the community meeting on the Harley Davidson store due to be built on Route 197. He will announce the next meeting date to the community.

#### **ACCC,** Jeri Witt, Chair

Trustee Witt reported that homeowners are attending some of the ACCC meetings. Highlights of the meeting:

- § Many complaints regarding a red shed. Owner will need to change the shed color.
- § A dog run with a six-foot fence was modified to a four-foot fence.
- § R. Lenart resigned the committee because of time conflicts.
- § Quarterly survey completed and letters will go out.
- § Several fines will be assessed.
- § All boats have been removed from the neighborhood except one on Barclay.
- § The complaint regarding a firewood business on Montpelier Drive was investigated. Firewood is present on the property, but no proof of business conducted on the premises.

§ Easements can be fenced, but residents are reminded that the easement is owned by the county or other agency and if the property is needed for any reason fencing can be removed. No prior notice or reimbursement needs to be given to the homeowner.

**GOVERNING DOCUMENTS, Ken Basic, Chair**

MaryLee Chatrnuck reported in Mr. Basic's absence. Forty more ballots received but six are duplicate ballots. The ballot will appear in the next newsletter.

**SOCIAL AND RECREATION, Miya John, Chair**

Miya John reported on several events: Bowling Party on Nov. 16, Dec. 20 the Christmas Light Judging, Santa Visits on Dec. 23 (if someone will volunteer to be Santa), Bowling Party on Dec. 30. Signs will be put up next week.

**SECURITY, Richard Dengler**

Mr. Dengler reported that he has been working with Mr. Beaver on a new community security watch. They have divided the neighborhood into 10 districts of approximately 3 blocks each. They will secure a block captain for each area. They will present their report to the board at a future meeting. Communication for the block captains is also being investigated. Mr. Dengler distributed a crime report for the area and explained some of the statistics. Thefts from autos are increasing dramatically in our area, but crime remains very low in the Montpelier community. Trustee Johns also reported on a Watch My Car program available to the community. Car owners authorize the police to stop and check out your car if it is being driven between 1-5 AM.

**WEB COMMITTEE, David Hartley, Chair**

Trustee Hartley reported that the contract is up for renewal on the current service (\$204). The web committee recommends a private server and the upgraded service would cost approximately \$50 more. A motion was made and seconded to authorize the web committee to upgrade the server. The motion passed unanimously. Trustee Hartley would like to offer computer classes to the community in the future.

**Old Business:**

A recommendation was made to drop one of the post office boxes. Ms. Chatrnuck reported that the Elections Committee must keep a post office box separate from the MCA mailbox.

The sign for the community will be discussed at the next meeting. **ACTION REQUIRED.**

Only one complaint was received on the latest newsletter delivery. The Board noted that the delivery was timely and well done.

The rates for newsletter ads were discussed. Printing costs have risen. A motion was made and seconded to raise all advertising rates by approximately 10% and to increase the back cover rate to \$150 and the inside back and front rate to \$125. The motion passed unanimously. Letters will go out to all advertisers. **ACTION REQUIRED.**

**New Business:**

One entry received for Make a Difference Award.

The assessment can be increased up to 5% each year. The assessment was not increased last year. In light of the repairs and improvements needed, the board decided to increase the assessment \$10 which is actually less than 5%. A motion was made and seconded to increase the 2005 assessment from \$225 to \$235. The motion passed unanimously. The increase will be announced in the next newsletter. **ACTION REQUIRED.**

The next meeting is scheduled for December 14. A board member suggested changing the location of the meeting to Montpelier Elementary School. Trustee Young was confirming the new location for 2005. Ms. Hughes volunteered to see if the school was available on December 14. **ACTION REQUIRED.**

The attorney will be asked to review the governing documents to determine whether a penalty fee can be charged for late assessment payments by board action or if a vote of the community is required. The attorney will also be consulted regarding handicap access to the pool. **ACTION REQUIRED.**

**Comments from Attending Members:**

Ms. Chatrnuck reported that the sign at Brock Bridge Road has been replaced.

The next meeting will be held on the second **Tuesday of December, December 14, 2004 at 6:45** at a location to be determined. The motion was made and seconded to adjourn at 8:20 P.M. The motion passed unanimously.