

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room December 14, 2004

Trustees in Attendance: John Bertak, David Hartley, Mina Johns, Susan Mathis, Paul McCullagh, and Lucy Young.

Trustees absent with cause: Miya John, Shawn Kelly and Jeri Witt.

Community Members present: Michael Beaver, MaryLee Chatnuck, Richard Dengler, and Mary Hughes.

The meeting was called to order at 6:50 PM. A quorum was present for conducting business.

Secretary's Report, Lucy Young:

Trustee Young presented the November minutes. A minor editorial correction was suggested. Motion was made and seconded to accept the amended minutes. The amended minutes were approved unanimously. A motion was made to continue meeting at Deerfield Recreation Center, preschool room on the second Tuesday of the month. The motion passed unanimously.

Treasurer's Report, Mina Johns:

Trustee Johns filed the treasurer's report (copy attached). A budget, financial and engineering information package was distributed. The E Trade account must be updated for the new treasurer to access the account. **ACTION REQUIRED.** The income for January-November 2004 is approximately \$62,000. At least ten percent of the assessment must be placed in the reserve fund. A motion was to place \$15,647.50 (10% of the income), plus \$488 owed from last year, and an additional \$15,000 into the reserve fund. The motion was seconded and passed unanimously. The Gypsy Moth Fund is a trust fund that may not be used for any purpose other than Gypsy Moth eradication. It is important to fund the replacement reserve adequately rather than rely on special assessments. Other avenues for generating income should be researched for the community. The current balance (end of October) in the replacement reserve account is \$97,000. Trustee Johns suggested that the interest rates could be better and asked for input from the board regarding investments. Trustee Bertak will chair a committee to investigate options for investments. Trustee Johns and another community member will be asked to assist. **ACTION REQUIRED.** A suggestion was made to find an auditor in this area who specializes in homeowner associations.

Committee Reports:

FACILITIES, Richard Dengler, Chair

Mr. Dengler reported that the Nationwide agent has not sent the usage history which he requested. The bill for next year's insurance is due. Locking the gate has cut down on late night parties in the parking lot. Mr. Dengler paid \$650 to cut up two trees on the common grounds. Three pool companies will attend the January meeting to discuss management of the pool. **ACTION REQUIRED.**

TRAFFIC, Shawn Kelly, Chair

No report.

ACCC, Jeri Witt, Chair

Trustee McCullagh presented the ACCC report. Highlights of the meeting:

- § Motion was made to accept new member, Mark Chandler, for the ACCC. The motion passed unanimously.
- § A fine was levied on a homeowner over a box truck which was not moved after the agreed deadline. The fine was paid and the truck is gone.

§ A List of homes sent to Community Standards for action.

GOVERNING DOCUMENTS, Ken Basic, Chair

MaryLee Chatrnuck reported in Mr. Basic's absence. 160 ballots received and the ballot will appear in the next newsletter.

SOCIAL AND RECREATION, Miya John, Chair

No report. The Holiday light judging will be December 20 and the Santa visits will be on the 23rd. Trustee Hartley will put a notice on the web site. Trustee Mathis has organized caroling in the community for Sunday, December 19th.

SECURITY, Richard Dengler

Mr. Dengler reported that he has been working with Mr. Beaver on a new community security watch. Mr. Beaver made suggestions to heighten security for the neighborhood: Drive and/or walk through the neighborhood; check on neighbors; trim bushes around doors and windows; report suspicious activity and give good descriptions; and record personal items. Mr. Beaver passed out a map of the area divided into ten security areas and suggested that the community be alert to security concerns. Trustee McCullagh asked Mr. Beaver to write a security column for the newsletter. Motion was made to make \$1000 available for security during the holiday season. There was no second. Motion made to pay \$40 a hour for security during holiday weekends not to exceed \$1,000. The motion was seconded and passed by majority vote.

WEB COMMITTEE, David Hartley, Chair

Trustee Hartley reported that the web site successfully migrated to the new web server. Bulletin boards might be added to the web site for special interests like politics or other things not suitable for the email.

Old Business:

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

New Business:

Trustee Young questioned whether a cell tower could be erected on the common grounds. Lucy Young and Jan McCullagh will form a committee and research the idea. **ACTION REQUIRED.**

A motion was made to accept the budget as prepared. The motion passed unanimously.

The 2005 assessment letter and affidavit were reviewed. A discussion ensued regarding the cost of pool passes. A motion was made to increase the cost of a pool pass to \$25 for 5 passes. The motion passed unanimously. Pool passes do not expire and passes issued in prior years are still valid. Final action on the assessment letter, affidavit and pool information will be held until the January meeting. **ACTION REQUIRED.**

Two nominations were received for the Make a Difference Award. Tracy Shaw will be the first Make a Difference Award winner.

Comments from Attending Members:

None.

The next meeting will be held on the second **Tuesday of December, January 11, 2004 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:56 P.M. The motion passed unanimously.