

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room January 10, 2006

Trustees in Attendance: David Hartley, Suzanne Haversack, Susan Mathis, Paul McCullagh, Julia Coldren-Walker, Maribeth Petit, Kendra Wagner, and Lucy Young.

Trustees absent with cause: John Bertak

Community Members present: Richard Dengler, Brian Dennis, Paul Petit and Mary Hughes.

Trustee McCullagh called the meeting to order at 6:46 PM. Roll was called and a quorum was present for conducting business.

Secretary's Report, Kendra Wagner:

The minutes of the December meeting were reviewed. Trustee Young made the motion to approve the minutes. The motion was seconded and passed unanimously.

Treasurer's Report, Julia Coldren-Walker:

- \$3,060 deposited last month.
- Several owners paid assessments early and will have to be notified of the increase for 2006.
- E Trade account was not available.
- Approximately \$82,000 being spent on the pool upgrade.
- The association has four savings accounts, the E-Trade account, and the checking account. Trustee McCullagh and others will work with Trustee Coldren-Walker to identify these accounts and pull together the figures for the Reserve Replacement Fund. ACTION REQUIRED.
- Benevolent Fund does have a separate account (\$2,072 Business savings account).

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

- Trustee Haversack reported that the caulk, tile and coping stones have been replaced. White coating has not been done because the weather got too cold. The pool is covered and the work will be done as soon as it is warm enough in the spring.
- \$36,795 is still owed for the repairs (\$55,682 paid to date). Trustee McCullagh suggested that 5% be retained until all work has been completed.
- Trustee Haversack asked about the current filter system. Stayrite filters are expensive (\$572) and hard to find. There were problems with filters last year and the county requires pools to have replacement filters on hand to pass inspection. The pool committee will research other filter systems and present the information to the board at a future meeting. Mr. Dengler will speak to the former pool management, Steve McLaughlin, about the Stayright system which was recommended and purchased three years ago. ACTION REQUIRED.
- Mr. Dengler was concerned about water levels and the anti float valves at the pool. Suzanne will check on the matter. ACTION REQUIRED.

TRAFFIC, John Bertak, Chair

No report. Trustee McCullagh said the leaves are being picked up. He recommends that leaf vacuuming discontinue and that residents bag or compost their leaves in the future. The county should enforce laws prohibiting raking leaves into the street.

FACILITIES, Paul Petit, Chair

- Mr. Petit received two proposals for lawn care out of six companies contacted. Medina came in at \$12,000 and Custom Cuts Lawn Care at \$23,000. The proposal guidelines include maintenance inside pool area. The current company, Greenthumb, did not respond. Greenthumb's contract will end in April after the spring mulching.
- The Ground's Cleanup Contract with the Criscuoli boys was submitted. It was same as last year and includes weekly trash pick-up and a schedule of leaf and debris removal. Some duplication of work was removed from the landscape company guidelines. A motion was made to accept contract. The motion was seconded and passed unanimously.
- Light repaired at the pool parking lot (\$203.00).

- Mr. Petit is still looking for someone to fix the playground equipment. ACTION REQUIRED.

SOCIAL, Susan Mathis, Chair

Trustee Mathis reported:

- 48 children received handmade holiday ornaments and a visit from Santa.
- A small group went caroling.
- The holiday light judging was challenging but enjoyable. The results appeared in the January newsletter.
- The next social event is an Easter egg hunt which may be combined with a spring festival.
- The social committee hopes to have more activities this summer.

ACCC, Brian Dennis, Vice-Chair

- Mr. Dennis distributed the December and January ACCC meeting minutes. Both Jeri Witt and Jan McCullagh resigned from the ACCC and Mr. Dennis wishes to remain Vice Chairperson. The major issue at the December meeting was an addition over the one-story garage area. As it directly violated one of covenants saying that the roof line of the garage should not be changed, approval was denied. Mr. Dennis reminded the board of trustees of this covenant and asked if these modifications are the direction the board wants to take for the neighborhood.
- There will be a sheriff's sale of the house at Fernwood Turn. Our lawyer is working on it and the MCA and Benevolent Fund should receive approximately \$10,000 for unpaid assessments, fines and legal fees.
- Mr. Dennis believes that the ACCC should not be responsible for the benevolent fund, and it should be disbursed by the Board of Trustees. Mr. Dennis will discuss this at the next ACCC meeting.
- All houses but one have address numbers now.
- The survey was completed last week and letters will be sent for violations.
- The ACCC is hoping to have several new members after the interest generated through the Yahoo mail group.
- Trustee McCullagh noted for the record that board approval of one exception to the MCA covenants does not stand as a precedent that would require approval in all future cases. Mr. Dennis repeated that changing the roof line of the garage is a dramatic change to the appearance of the house. It is a covenant restriction and any exemptions should be considered carefully.
- Next meeting of the ACCC is February 2 at 7:30 PM

SECURITY, Richard Dengler, Chair

Prince George's County Police are returning to the beat system. They put extra police in commercial areas over the holidays. There was one break-in, several cars were broken into and one domestic disturbance in the neighborhood. Overall, the community is still in good shape. Trustee Petit asked if it were true that you can be ticketed for warming up your car in your driveway. If you leave the car unoccupied, with the engine running, you can be ticketed (\$50) and one point on your license. The Towne Center area was reinstated as a Hot Spot. Mr. Dengler recommended that it not be used after dark.

WEB COMMITTEE, David Hartley, Chair

The web hosting bill is \$300 and is now due. Trustee Coldren-Walker said it is in the budget and will be paid. Trustee Hartley is working to convert the PC version of the database to a web based system.

Old Business:

The 2006 affidavit, pool user form and assessment letter were reviewed. The grounds pass will be issued again this year. Mr. Dengler reported that the Security Committee uses the grounds use pass requirement to remove non-residents from the neighborhood. Trustee McCullagh asked Trustee Haversack and Mr. Petit to review the pool information and facilities information and submit all revisions to Ms. Hughes. The pool committee will take pictures again this year and the pictures from last year are still valid. Pictures are required to be on file to use the pool. The picture requirement will be strictly enforced this year. A line on the affidavit requesting emergency notification by email was deleted.

New Business:

There is a meeting regarding a strip club at the Club Amazon on Route One and a petition is circulating regarding the award of a liquor license to this establishment. The information and petition will be put on the website. ACTION REQUIRED.

MCA residents can attend the following meetings if interested:

Proposed Konterra development master plan meeting - January 25 and 26 at Martin Luther King Middle School.

Beaverdam Watershed Watch Group meeting - January 17 at the Greenbelt Library.

Annual Open House in Laurel - February 12 from 1-4 PM.

Comments from Attending Members:

The next meeting will be held on the second **Tuesday of January, February 14, 2006 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:37 P.M. The motion passed unanimously.