

MONTPELIER COMMUNITY ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING MINUTES
August 14, 2007

Trustees in Attendance: Kendra Wagner, Jeri Witt, Susan Mathis, Sandy Martin, David Hartley and Minnie Clark-Lamar

Trustees absent with cause: Maribeth Petit, Julia Coldran-Walker

Community members present: Anne Hull, John Cholod, Paul Petit, John Martin, Kim Simmons, Tony Fleming, Eric Brown De Colstoun, Charmain Rucker, Tricia Douville, Richard Dengler, James Mathis and Jeannene O'Neil.

Trustee Wagner called the meeting to order at 6:45 pm. A quorum was present for conducting business.

Secretary Report: Minnie Clark-Lamar

The July minutes were read and accepted by unanimous vote.

Treasurer's Report:

No report

Committee Reports:

ACCC - Jeri Witt

The minutes of the August ACCC meeting had been distributed to the Board members prior to the meeting and there were no questions or additions.

The homeowner at 12211 Mt. Pleasant stated she wanted to appeal a fine imposed by the ACCC for changing the color of the siding on her house after getting approval for another color by the ACCC. An original fine of \$1,000 had been assessed and her husband appealed that decision to the ACCC and the fine was lowered to \$200.00. She was now appealing the \$200.00 fine to the Board. After much discussion a motion was made, seconded and passed unanimously to uphold the fine of \$200.00.

The second issue the homeowner wanted to discuss was an agreement made between her husband and the homeowners who live behind them to put up some kind of landscaping as the house is on a hill and is very over powering to those living behind them. The homeowner wanted to know if the ACCC had ruled she had to comply with this agreement and was told the ACCC had not gotten involved. It was an agreement between neighbors.

Beautification Committee - David Soule:

No report

Benevolent Fund Committee - Jeri Witt

No report

Facilities Committee - Paul Petit

The lock has been obtained for the basketball court and an automatic door closer is being looked into.

The locks on the tennis courts do not need to be changed. There are 4 sets of brand new nets in storage at the pool and there is interest from several homeowners to form a tennis committee to look into repairs, etc.

The storage closet adjoining the guard shack will be used for archives.

The pit under the guard house has been cleaned out and can be used for winter storage if need be.

We have someone locking and unlocking the playground.

Bicycle rack will be painted and moved inside the pool area this winter or spring for next year.

Chair Petit wanted to turn in his nominating form but was told nominations had closed August 10, 2007.

The locks on the candy machines had been broken so Paul had them fixed and the machines restocked. Tricia Douville stated the candy machines belonged to the swim team and Paul said he would turn over the keys to Swim Team chair.

Governing Documents/Parliamentarian Committee - James Mathis

The by-laws will not be presented at the Annual Meeting for approval as we did not get them back from the attorney on time.

A proposed agenda was presented. A motion was made, seconded and passed unanimously to accept this agenda with future changes as needed.

A budget vs. actual spending report should be available in writing at the Annual Meeting for those who would want a copy.

Nominating Committee - Susan Mathis

The nominations closed on August 10, 2007 and we have a full slate running. They are: Kendra Wagner, Jeri Witt, Julia Coldran-Walker, Susan Mathis, Minnie Lamar-Clark, Sandy Martin, Terry Rowland, Tricia Douville, and Patricia Isenberg.

Pool Committee - Paul Buehler

General: Several issues with Community Pool Service providing replacement staff during August. Requested a replacement manager for 2 weeks while Matt Harris was on vacation. Repaired portable pump.

Requested guards spend more time cleaning. Changed guard chair time to 45/45 (on/off) schedule.

Instituted a deck guard to watch residents and look for theft. Repaired foosball table. Washed food area down. Looking for gum removal contractor. Requested guards clean parking lot on a regular basis.

Procurement: Pool filters, gate lock, guard stand umbrellas.

Insurance: Whitehall and BSR pools contacted for insurance quotes for the pool and compound to include quote for sports event coverage.

Incidents: An ipod was reported stolen from the pool during regular hours. Lucy Mills (guard) saved a small child and resident when both were in trouble in the well.

Trustee Martin questioned why no defibrillator and was told we were not required to have one until 2008.

Pool Chair and Tricia Douville asked for clarification as to the removal of Matt Harris as pool manager.

They were told that Mr. Harris was an employee of Community Pools and it was their decision to move him laterally to another pool for the remainder of the summer.

Mr. Brown De Colstoun stated he was disappointed in the lack of discipline at the pool this year and felt stricter rules should be in place.

The suggestion was made to form an Ad Hoc committee but it was decided to refer this to the new Board.

Security Committee - Richard Dengler

Mr. Dengler stated how disappointed he was that the community did not see fit to support the police department on the National Night Out campaign and hopes we can do better in the future. He stated 3 year old Honda's and Toyota's seem to be the target of choice for stolen airbags. Some suggestions were made regarding how to make cell phones, ipods, etc. safer at the pool.

Social Committee - Susan Mathis

Pizza at the pool on Wednesday night continues to be a success, averaging 60 people. The adult pool party was cancelled due to lack of interest. A teen pool party is scheduled for August 25th. The Labor Day pot luck party is scheduled for Saturday, Sept. 1st. at 5:00 pm. Chair Mathis is going to approach the Montpelier Mansion personnel regarding having pot luck dinners there over the winter months - hopefully the same night as the Friends of Montpelier have their monthly speaker.

Swim Team - Jeannene O'Neil

A report was given regarding the end of year standings and that the team did better than expected.

Chair O'Neil requested approval of payment for the pizza party.

A year end financial report was submitted.

A request was made for the donations being held by the treasurer which came in with assessment payments. The two fund raisers they are looking at is selling mulch and doing a car wash - both next spring. Also, they would like to host the Divisional Championships as they can raise funds by selling programs, refreshments, etc. The money is to be used to assist swimmers who want to swim during the winter season.

An invitation was extended to the Board to attend one of the swim meets.

Traffic - Sandy Martin

Trustee Martin has been in contact with Officer Seyfreid who put her in touch with Cpr. Rupp who is the day-time officer assigned to overview the traffic in our community. He suggested a solar powered radar gun and Trustee Martin will do some research and get back to the Board on her findings. Trustee Hartley stated he had seen a solar powered radar sign which shows a cars actual speed and we should look into that also.

Web Committee - David Hartley

As Trustee Hartley has decided not to run for the Board next year and to give up his Chair on the Web Committee he introduced the two persons he wanted approved to join the committee. Tony Fleming, a self-employed web designer will be in charge of the website and Charmain Rucker, also, a self employed

Page Three:

web designer will be in charge of the email list. Their goal is to join both sites along with bringing the newsletter editor, Mary Hughes on the team. In that vein, Trustee Hartley made a motion the name of the committee be changed to the Communications Committee. The motion was seconded and passed unanimously.. Trustee Hartley then made a motion to include Tony Fleming and Charmain Rucker as new member of the committee. The motion was seconded and approved unanimously.

Protocols are to be written out and discussed with the new Board .

Executive Committee - Kendra Wagner

Over this past summer we have had several sensitive issues come up regarding the personnel at the pool. All pool personnel are employed by Community Pools and while we may have some input as to issues, the ultimate decisions regarding pool personnel is Community Pools alone. A homeowner questioned the Boards contact with Community Pools and was reminded the contract is between the Montpelier Board of Trustees and the pool company so involvement by the Board President is perfectly acceptable.

OLD BUSINESS:

Committee Protocols - Jeri Witt

We were informed by the MCA attorney that all committees must have protocols to present to the community. It was suggested that all committee chairs be re-installed each time the board changes. and protocols, committee members and committee chairs be voted on by each new board.

NEW BUSINESS:

Petty Cash Funds: - Trustee Witt/Benevolent Fund has access to \$200.00 petty cash fund but has never asked for it. Member Petit/Facilities has \$200.00 which is up to date.

Annual Meeting Procedures - A motion was made, seconded and passed unanimously that time limits be put on discussions and preferably homeowners who wanted to speak would sign up first. The Art Barn has a setup with microphones so each person can speak for 3 minutes and then make room for the next person.

Anne Hull suggested that we find the old Board meeting minutes and use past decisions as guidelines for future considerations.

There being no further business the meeting was adjourned at 8:40 pm. The next Board of Trustees meeting will be held Tuesday, September 11, 2007 at Deerfield Community Center.