

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

March 10, 2009

Trustees in Attendance: Julia Coldren-Walker, Richard Dengler, Bob Derrick, Patricia Douville, Lillian Fazio, Damian Fedoryka, Tim Jacobs and Jack Keating.

Trustees Absent with Cause: Paul Petit

Community Members Present: Joe Bacarella, Paul Buehler, Mary Derrick, Mary Hughes, Gloria Hynes, Bev Jacobs, Marcia Segura, Peg Stainer and Kendra Wagner.

President B. Derrick called the meeting to order at 6:50 PM. There was a quorum to conduct business. Trustee Petit submitted his resignation.

Secretary's Report:

Trustee Douville presented the minutes of the February 2009 meeting. A motion was made and seconded to approve the minutes. The motion passed unanimously.

Treasurer's Report: Lillian Fazio

- Three appraisers were contacted, but none of them work with HOA's.
- Three accountants have been approached about the 2008 audit. Trustee Fazio will contact L. Tucker also. The price will depend on which one of the four types of audit/review is requested. The taxes have been prepared by A. Simmons.
- 429 assessments deposited.
- The balance in the Chevy Chase/Capital One account is \$347,572. The treasurer would like to fund the reserve account and also move \$50,000 to the ING account. The board agreed.
- The board agreed to pay for the post office box for the Elections Committee for a year (\$80).

COMMITTEE REPORTS

ACCC: Marcia Segura, Chairperson

Ms. Segura reported that a shed was approved. She also received a complaint from a homeowner that enforcement of the covenants is not applied equally to all members.

The board has approved the line so it will be activated as soon as possible. The phone line can handle up to four voice mails at one time. The pool number will be left as is and other numbers will be "vanity numbers." Trustee Fedroyka requested a copy of all complaints since he came onto the board. Ms. Segura asked if the board could wait until the surveys are done online (which should be by May) and then it will be available. Trustee Jacobs made a motion to have the ACCC make all complaints available to the board (electronic or paper), from this date forward. Trustee Fedroyka seconded. The motion failed (Trustees Fedroyka and Jacobs voted yea, Trustees Coldren-Walker, Dengler, Derrick, Keating and Douville voted nay; Trustee Fazio abstained).

Benevolent Fund: Jeri Witt, Chairperson

There was no activity this month.

Facilities: Paul Petit, Chairperson

Trustee Derrick reported that he is working with Mr. Petit and Trustee Dengler revamped last year's lump sum landscaping contract into a "time and materials contract." Trustee Dengler has volunteered to work as the chairman of the facilities committee. Ms. Hynes asked why the landscaping contract does not include pruning and removing dead trees in the area between the pool and surrounding houses. Trustee Derrick reported that they can be asked to do so for a price. ACTION REQUIRED.

Pool Committee: Paul Buehler, Chairperson

- Three bids for the pool contract received. Lighthouse (\$53,900), Winkler (\$54,630), and Atlantic Pools (\$48,300) with the community running the gate. Trustee Coldren-Walker made a motion to accept the bid of Lighthouse to manage the pool this year. Trustee Dengler seconded the motion and it passed unanimously. Paper goods and chemicals are included in the contract.
- Repairing the concrete tripping hazard bids (4) were presented (approximately \$40,000). Trustee Coldren-Walker made a motion to use J. Villa Corporation for concrete repair of the tripping hazards, including the brick paver design, not to exceed \$40,000. Trustee Jacobs seconded the motion and it passed unanimously. Trustee Keating will oversee the process. ACTION REQUIRED.
- Bids were distributed from three companies. The area includes across the front of the pool and the entrance to the parking lot. One company also included a bid (\$44,000) for inside the pool. The bids range from \$15,000 - \$36,000. The gardening committee recommended Johnson Company at \$17,500. Trustee Dengler asked who would be responsible for watering. Ms. Hynes suggested that an underground watering system be installed when all the old bushes are removed. Mr. Buehler suggested that a separate maintenance contract be let for watering at the pool. Trustee Coldren-Walker made a motion to accept the bid of Johnson Landscaping Company for \$17,500 to pull out all bushes and replant the area across the front of the pool (to the guard shack) and the entrance to the parking lot. Trustee Dengler seconded the motion and it passed unanimously. ACTION REQUIRED.
- Before the inside tripping hazard concrete work can commence, the brick planter area must be repaired. The planter can be replaced or a fence could be installed. All quotes so far were for decorative block, not brick so new bids are needed. Trustee Fedroyka will request bids for replacement of the brick planter and Trustee Dengler will get three quotes for wrought iron fencing. Bids are due Friday, March 20th and a special board meeting will be held Tuesday, March 24th at 7:00 pm at Deerfield Recreation Center. The bids for the wrought iron fence between the guard house and gate house can also be considered at that time if they are available. ACTION REQUIRED.
- Trustee Douville suggested that further improvements in the pool area be held for next year. She supports all of the repairs and upgrades taking place, but encouraged the board and chairperson to stick with their agreed-upon, prioritized list of projects.
- Lighthouse is proceeding with the requirements for new drain covers and the health department inspection. Two fees are associated with this: \$150 for the drain cover and \$400 for the health department.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported that there was a robbery at Yum's Restaurant yesterday. He encouraged all to attend a meeting Monday at 7 pm at the Montpelier Arts Center to discuss Muirkirk Road improvements and safety issues. Trustee Dengler is concerned about the neighborhood roads being used as cut-throughs. There was one attempted breaking and entering in the neighborhood. There is a new law that the police can now enter a foreclosed, vacant house if needed. He reported that the security committee is expanding in size.

Communications Committee: Tim Jacobs, Chairperson

Trustee Jacobs has updated the website with old minutes and newsletters. Mr. Fleming is paying \$19 a month for the website. Trustee Jacobs will try to get with him and make arrangements for the MCA to take over the payment. The sharepoint is over the limit and \$108 is needed for a yearly contract with more storage. ACTION REQUIRED.

Social Committee:

Trustee Jacobs reported for the new chairperson, Mary Beaver Smathers. He distributed a list of the new members and they are getting together protocols. The Easter Egg Hunt has been organized and will be advertised on the website and through the group email. Trustee Dengler made a motion to accept Mary Beaver Smathers as the Social Committee Chairperson. Trustee Coldren-Walker seconded and the motion passed unanimously.

Old Business:

Mr. Bacarella reported that his contractor decided that he wasn't going to do the work so he couldn't finish the repairs on his house on schedule. Ms. Segura reported that she is getting complaints from community members because the ACCC isn't treating everyone equally. Trustee Fedroyka made a motion that the fine be held in abeyance until the next regularly scheduled board meeting. Trustee Keating seconded and the motion passed unanimously. ACTION REQUIRED.

New Business:

Trustee Derrick reported that the attorney recommended that a money judgment for approximately \$900 be written off. The house is in foreclosure and there is little likelihood of recovering the award. Trustee Coldren-Walker made a motion to write off the \$900 money judgment and Trustee Dengler seconded. The motion passed unanimously.

Trustee Dengler made a motion to change the start time of board meetings to 7:00 pm. Trustee Fedroyka seconded the motion and it passed unanimously.

Sharper Cut Landscaping Company presented their ideas for landscaping the interior and exterior areas of the pool.

The next meeting will be held on **Tuesday, March 24, 2009 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:20 P.M. The motion passed unanimously.