

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

April 14, 2009

Trustees in Attendance: Richard Dengler, Bob Derrick, Patricia Douville, Lillian Fazio, Damian Fedoryka, Tim Jacobs, Jack Keating and Paul Petit.

Trustees Absent with Cause: Julia Coldren-Walker

Community Members Present: Joe and Anna Bacarella, Paul Buehler, Mary Derrick, Gloria Hynes, Marcia Segura, and Kendra Wagner.

President B. Derrick called the meeting to order at 7:02 PM. There was a quorum to conduct business.

Secretary's Report:

Trustee Douville presented the minutes of the March 2009 regular board meeting and the special meeting to discuss the brick planter. The minutes of the regular board meeting were amended. A motion was made and seconded to approve the minutes of the regular board meeting, as amended, as well as the special meeting minutes. The motion passed unanimously.

Treasurer's Report: Lillian Fazio

- \$17,725 has been moved into the Reserve Fund. \$50,000 was transferred into ING account to keep the balance under the FDIC level.
- Two assessment checks have bounced. One has been repaid in full, including the check fee.
- Lighthouse been paid for the sand filter installation. Lighthouse, J. Vila and Johnson Landscaping received deposits for work at the pool and common grounds.
- The attorney was paid (\$60) to start a wage garnishment on three delinquent accounts. The board needs to know how much the attorney charges for collections.
- \$20,000 still outstanding in assessments (approximately 66 lots).
- \$625 has been donated to the Swim Team and \$730 donated to the Benevolent Fund.

COMMITTEE REPORTS

Communications Committee: Tim Jacobs, Chairperson

Trustee Jacobs updated the community information line. He distributed information collected on the community workday to the board and handed responsibility over to Trustee Dengler. Board members will be asked to be "Team Leaders." The ACCC Sharepoint is not over the limit and he thinks it will last for a year. The web page is now billed to Trustee Jacobs and he will bill MCA.

ACCC: Marcia Segura, Chairperson

Ms. Segura set up file structures for the Sharepoint and access was given to some members. M. Segura would like MCA to purchase the upgrade for the sharepoint (\$109 a year) for additional space, better security and file protection.

The MCA phone line initial set up is in place (888 MCA INFØ or 888- 622 4620). This is a toll free number with 500 free minutes and costs \$22.90 a month. She will set up the other extensions and will then turn the management over to the Communications Chairperson.

Facilities: Richard Dengler and Paul Petit, Co-Chairpersons

Trustee Dengler reported on the results of the landscaping "time and materials contract." Brickman came in far less than the others and is the choice of the committee. Trustee Dengler made a motion to accept Brickman for

the 2009 facilities maintenance contract. Trustee Douville seconded the motion. The weekly trash pickup is included. The motion passed with Trustee Fedoryka abstaining.

The community work day organization has been turned over to Trustee Dengler. A list of jobs will be distributed and projects will be assigned. A budget for food, water, trash bags, and supplies is needed. A dumpster is also needed (\$400). Mr. Buehler would like to add some pool projects to the community work day. Trustee Dengler made a motion to set a \$500 budget for the community work day. Trustee Douville seconded the motion. The motion was amended to budget \$600, including the dumpster, for the work day. The motion passed unanimously. All volunteers will sign a waiver of liability to the association.

Trustee Petit removed cables from one toddler swing which had broken. Trustee Petit made a motion to replace the toddler swing and cables. Trustee Keating seconded the motion. The cost should be about \$500. The motion passed unanimously.

Trustee Keating reminded all board members to bring their ideas to the board for approval before presenting them to the community as board sanctioned events.

Pool Committee: Paul Buehler, Chairperson

- Mr. Buehler reported that the new filter system is being installed and there will be no problem with the backwash system.
- The pool is drained and the new drain covers will be labeled and comply with new laws.
- Caulk is needed on two out of three expansion joints. Mr. Buehler told them to repair them at a cost of \$500. About 25 tiles also need to be replaced. Trustee Keating asked why this isn't included in their opening contract price and Mr. Buehler will check into it.
- Pool committee met and would like to replace pool chairs, umbrellas, tables, trash cans at a cost of \$8,000. \$5,000 was budgeted. A complete replacement of the tables and umbrellas is needed. Trustee Petit asked about the life expectancy of the furniture and Trustee Derrick explained that pool furniture had not been purchased in two years. Usually a third of the furniture is replaced every year. Trustee Fedoryka made a motion to increase the pool furniture budget to \$8,000 and Trustee Fazio seconded the motion. Trustee Keating asked for a list of exact numbers of the items to be purchased. The motion passed unanimously.
- Mr. Buehler wanted to change the pool rules. After discussion it was decided to table the changes at this time.
- Mr. Buehler distributed information on a new, adult pool slide to the board. The current slide could be moved to the four foot depth. There will be no large slide this year.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported that "homesteaders" or "squatters" are becoming a problem in the region. They move into vacant houses and it can take up to a year to evict them. He plans to attend a discussion on the issue and suggested the board keep inventory of vacant homes.

Social Committee:

No report.

Old Business:

Trustee Fedoryka made a motion that the ACCC fine on 12704 Silverbirch Lane be cancelled. The motion died for lack of a second. Ms. Segura expressed concern that the actions of the board could undermine the work of the ACC Committee. Trustee Douville made a motion that after July 2009 a \$500 a month fine be levied if the

front and sides of the house are not completely sided. Trustee Fazio seconded the motion. The motion passed with Trustee Fedoryka voting no.

New Business:

Trustee Derrick reported on the last Muirkirk Road planning meeting. Many options were discussed, including improvements to the road which would encourage traffic or installations to the road which could discourage traffic. There will be another meeting April 21 and the Montpelier community is invited to attend.

Trustee Keating reported that the concrete installation is going well. The cabinet in the kitchen has been fixed. Two gates have been adjusted so that they open properly. The partitions have been removed in the bathrooms. Doors and partitions are in but not yet installed because the bathrooms need to be painted. Trustee Derrick reported that Johnson Landscaping needs to adjust their invoice because they did not have to remove all of the bushes.

The next meeting will be held on **Tuesday, May 12, 2009 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:18 P.M. The motion passed unanimously.