

MONTPELIER COMMUNITY ASSOCIATION, INC.
Board of Trustees Meeting Minutes
Deerfield Community Center
August 11, 2009

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

Trustees Absent with Cause: Patricia Douville, Tim Jacobs, and Paul Petit.

Community Members Present: Joe Bacarella, Paul Buehler, Mary Derrick, Mike Norton 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: Tricia Douville

Trustee Colren-Walker presented the minutes of the July 2009 board meeting. The minutes were amended and Trustee Keating made a motion to approve the minutes as amended. Trustee Fazio seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Audit contract for \$8,000 needs to be signed. It was already approved by the board.
- 27 outstanding assessments. Trustee Fazio suggested that a final warning letter be sent to those homeowners. Trustee Derrick has arranged for phone calls to be made to these homeowners to try to collect before turning these over to the attorney.
- A motion was made by Trustee Fazio to write-off two minor amounts (Lot 386 -\$5 and Lot 260 -\$2) in the 2009 assessment collections. The motion was seconded and passed unanimously.
- The profit and loss and balance sheet were distributed (copy attached).

COMMITTEE REPORTS

ACCC: Marcia Segura, Chairperson

Ms. Segura is out of town. Trustee Derrick reported on a complaint regarding vultures being fed by a resident on Eastbourne. The ACC did request the resident stop feeding them and got assurances that they had stopped. The vultures are a protected species so other than making loud noises and/or spraying with water to discourage their roosting there isn't much that can be done. If the neighbors wanted to try to discourage their roosting they could try that, but they might just move the problem a few houses away. The seasonal migration may just see them leave altogether and with the promise not to feed them they might not return next year.

Facilities: Richard Dengler and Paul Petit, Co-Chairpersons

Four plants have died but they will be replaced by Johnson's. Some other plants have been offered. The C-phase of the electric went out and it has been fixed for now, and bids will be requested for a permanent repair. Basketball nets will be fixed again by the Facilities Committee.

Pool Committee: Paul Buehler, Chairperson

- Mr. Buehler asked for better patrolling of the wading pool area where parents are leaving their children unattended.
- The decks were power washed by the pool company for approximately \$300. One area still has some mold and could stand to be cleaned.
- Flick & Floats were popular and another is scheduled. They cost \$200 (the first was free) and it will be paid from the social committee budget.
- An adult pool party was suggested – all you can eat crabs, drinks, etc. for \$50 per person. An email might be sent out to gauge community interest. Some board members were concerned about whether alcohol should be allowed. Original owners recalled adult parties with alcohol used to be held without incident.
- Fencing quotes will be presented at the next board meeting. The bulk head around the playground presented a problem to several of the fencing companies. There is 635 ft. around the pool to connect to the basketball court fence (approximately \$21,000) and 135 ft. around the playground (approximately \$4,800) plus demolition cost (New fencing would be 8 ft. black, link fencing with 2" holes).
- There is a leak in the wading pool. It will be addressed after pool season.

Social Committee:

Chairman was not present but Ms. Derrick reported that there will be a Labor Day party on September 5. Hotdogs and hamburgers will be provided by the MCA. There is a sign-up sheet at the pool and a notice is in the newsletter.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported that he is not happy with police response lately and he is talking to the District VI commanders about how to alleviate the problem. He will put something in the newsletter. There were several break-ins/attempted break-ins in the Shadetree area. At least one perpetrator has been apprehended.

Communications Committee: Tim Jacobs, Chairperson

Trustee Jacobs is on vacation.

Old Business:

The \$500 fine on 12704 Silverbirch Lane which was put in abeyance until the end of July was discussed. Progress has been made but all of the work is not complete. After much rehashing of the original complaint, the second complaint, multiple extensions, subsequent promises by the resident to finish the work over the last year and half and concerns by some over the MCA jurisdiction covering in-kind repairs, Trustee Keating made a motion to forego the decision to impose a fine at 12704 Silverbirch Lane indefinitely. The motion was seconded by Trustee Dengler and passed with Trustees Keating, Coldren-Walker, Fedoryka voting 'yea', Trustee Fazio voting 'nay', and Trustee Dengler abstaining.

888 MCA Info number will be discussed at the next meeting.

New Business:

The bushes and trees at the tennis courts need to be trimmed. Trustee Dengler asked if Brickman should be asked to pick up/trim the branches. Trustee Fazio made a motion to contract with Ernie Burns, if licensed and insured, to clean-up all the branches and trim the overhead around the tennis courts for \$650. The motion was seconded and passed unanimously. Trustee Derrick will walk through the area with the contractor to explain exactly what is needed.

Trustee Fazio recommended that tennis court rollers and a windscreen be replaced. Ms. Wagner reported that some new equipment was purchased a few years ago and suggested that Mr. Harkins be consulted.

There was a complaint that the trash is not being emptied weekly. Trustee Dengler was asked to check into it.

Ms. Derrick reported that she had seven nominee forms, one still needs a signature. The board suggested that she accept any additional forms that come in until there are nine nominees on the ballot.

The Annual Meeting was discussed. Trustee Derrick suggested that a realtor be asked to discuss how our covenants, pool, etc. affect our property values or neighborhood desirability. Refreshments were also discussed. Several board members would like refreshments.

The deadline for the next newsletter is August 15, 2009.

Member comments:

A suggestion was made to use the Benevolent Fund to pay for a few delinquent assessments for families who have financial problems. A suggestion was made to write off the assessment rather than use the Benevolent Fund or to let their children use the pool even though the assessment has not been paid. Using benevolent fund was not favorably received and the issue of the children of parents that cannot pay would be taken up on a case by case basis.

A member was concerned about the soccer games on the common grounds. There was a question whether there are residents present. A form requesting information about the member, times of play, etc. was suggested.

The next meeting will be held on **Tuesday, September 8, 2009 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at approximately 8:45 P.M. The motion passed unanimously.