

MONTPELIER COMMUNITY ASSOCIATION, INC.
Board of Trustees Meeting Minutes
Deerfield Community Center
October 13, 2009

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

Trustees Absent with Cause: Damian Fedoryka, Tim Jacobs, and Paul Petit.

Community Members Present: Paul Buehler, Dave Eisenberg, Mary Derrick, Mary Hughes, Marcia Segura. President B. Derrick called the meeting to order at 7:03 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

The minutes of the September 2009 board meeting were reviewed. Trustee Coldren-Walker made a motion to accept the minutes. Trustee Fazio seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Trustee Fazio prepared the financial report for the meeting. (Copy attached).
- Two CDs are maturing this month and she will research interest rates to see what should be done.
- Trustee Derrick passed out the list of lots still in arrears. He will get with the treasurer and assistant to discuss further action as needed.

There being no other old business, Trustee Derrick recessed the meeting at 7:23 pm. The new board was seated and Trustee Derrick called the meeting to order at 7:24 pm.

Trustees in Attendance: Paul Buehler, Julia Coldren-Walker, Patricia Douville, Richard Dengler, Bob Derrick, Dave Eisenberg, Lillian Fazio and Jack Keating.

Trustees Absent with Cause: Tim Jacobs

Trustee Coldren Walker made a motion that the officers from the 2009 board be elected for the 2010 board. Trustee Dengler seconded the motion and it passed unanimously. President-Bob Derrick, Vice-President-Jack Keating, Secretary-Patricia Douville, Treasurer- Lillian Fazio.

The Bylaws require that the Board appoint the following committees: ACCC, Election, Executive, Nominating, and Financial. Appointment of Committee Chairs will be ratified after review by the board. Committees can elect their own chairperson if they so choose. A letter will be drafted and sent to the sitting chairs asking the committees to provide guidelines, protocols, and a list of members. The board will then review these documents for each committee and vote to accept them or request changes. Trustee Douville volunteered to chair the Nominating Committee.

Trustee Dengler made a motion to elect Trustee Douville as the third member of the executive committee. Trustee Coldren-Walker seconded the motion and it passed unanimously.

COMMITTEE REPORTS

ACCC: Marcia Segura, Chairperson

Ms. Segura reported that there were five approval requests at the last meeting.

The guidelines are being revised by the committee and should be ready soon.

The phone line is operating and can be expanded if other numbers are needed. The old information line can be disconnected. Trustee Fazio will take care of that. The access codes will be given to the officers as well as the assistant, Communications Chair and others who might receive a number. An RSVP for social events (104), Security reports (105), Pool/Swim Team (106), Board of Trustees (107).

She has tried to get with Trustee Jacobs to get the ACCC Sharepoint upgrade. The board authorized Ms. Segura to do the upgrade. She will get with the treasurer to use the credit card.

Pool Committee: Paul Buehler, Chairperson

- Trustee Buehler met with Lighthouse Pools and coordinated the closing of the pool.
- There was another break-in at the pool and half the furniture was thrown in the water.
- Trustee Derrick distributed the scope of work for the electrical repairs needed at the pool. The three phase of power will require installation of a CT cabinet and bringing everything up to code. An attempt will be made to sell any equipment that is still useable. Outdoor lighting will be improved, additional switches, wall plugs and controls will be

added. Trustee Douville asked them to check on the wiring for the speaker used to start the 25 meter meets. Trustee Dengler suggested we install an overhead fan in the gate attendant's office. We have a bid from "Kellys" and one will be requested from "RL Thompson." Trustee Keating will get the third bid. Trustee Dengler made a motion to accept the scope of work for electrical repairs at the pool. Trustee Coldren-Walker seconded the motion and it passed unanimously. If the bids come in soon, the Executive Committee will convene to discuss the bids.

- A handout on replacing the fence around the pool and playground was discussed. BGE will have to be consulted about their access. The playground fence will be brought forward for additional space in the playground. Several trees will have to be removed or trimmed and the shredded tire material will have to be moved. The fence will also encompass the "volleyball court" and connect to the basketball court. The fence will be 8 feet high, black, extruded and glued, vinyl coated link with the option of an anti-intrusion wire at the top. The bids will be compared and redone if needed. The first bid was for \$37,000. The guards will be opening and locking the gates during the summer months. It was suggested that the person who locks the parking lot and playground could also lock the volleyball court. Trustee Coldren-Walker made a motion to approve the scope of work as described for the fence. Trustee Eisenberg seconded the motion and it passed unanimously.

New Business:

In preparation for the new budget, all contractors and chairman should review expenditures to ensure that the correct amounts will be budgeted.

Ms. Segura asked if it would be possible to include a line, or letter, with the 2010 assessment letter asking members if they want to change the covenants to allow six foot fences. The governing documents will be researched to determine if a change to the covenants could be handled this way.

The next meeting will be held on **Tuesday, November 10, 2009 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:05 pm. The motion passed unanimously.