

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

July 12, 2011

Trustees in Attendance: Dave Eisenberg, Bob Derrick, Lillian Fazio, Tricia Douville, Jack Keating, Richard Dengler, Tony Fleming, Paul Buehler

Community Members Present: Toni Byrd, Peg Stainer, David and Mason Gorthy, Mary Derrick, Lucille Young, Gloria Hynes, Ethelyn Bishop, Rilla Potter, Carmen Booker

Due to the number of new people in attendance the Trustees introduced themselves.

Meeting called to order: 7:04 PM There was a quorum.

Secretary's Report: Tricia Douville

The minutes of the June, 2011 meeting were reviewed. Trustee Derrick called for changes/additions/deletion there were none. Trustee Dengler moved to accept as submitted; Trustee Keating seconded; approved unanimously.

Treasurer's report: Trustee Lillian Fazio

As of June 30, 2011, we have collected \$176,074 in 2011 assessments. Trustee Fazio is going to start contacting homeowners to let them know of the monetary consequences of their non-payments.

Trustee Fazio sent an email to the MCA Accountant, Adrian Simmons, concerning the progress of our compilations from 2009 and 2010 (the Audit review of those years). Mr. Simmons has been out of town. Lillian would like to be able to provide a report for the annual meeting.

Trustee Keating asked why in 'fixed assets' there is \$598.95 in this category? Trustee Fazio said the accountant wants items tracked on balance sheet for depreciation purposes. The assumption is that all purchases from the past have been depreciated to zero and that we should start now recording all new purchases.

Motion by Trustee Keating to accept treasurer's report; 2nd by Trustee Dengler. Unanimously approved.

Committee Reports

ACCC: Toni Byrd was asked by Michael Boddie to attend and give the report. Ms Byrd reviewed the actions from the last ACCC meeting. Board members requested a copy of the ACCC minutes via e-mail.

When a home owner cannot be identified the ACCC notifies Dept Environmental Resources to file complaint and they contact the mortgage/bank. Councilwoman Mary Lehman has also been asked for assistance in tracking down the responsible parties for foreclosed homes.

ACCC 'block captains' are compiling a list of abandoned homes from surveys as well as from complaints made by neighbors. Will send current list to Trustee Derrick.

There has been some issue with feral cats and Trustee Fleming noted that since the MCA can't control/deal with animals we should remind the community to call PG County Services. This has been done and all information needed is on the <http://montpelieronline.org> website.

Communications Committee: Trustee Tony Fleming

There has not been a committee meeting for a while and one has been requested.

The montpelieronline.org website has lists seven realtors and it was discussed that since we don't have a way to vet who gets on the list, we can't list all realtors in the area and since we now offer a way to provide advertisement space for a fee shouldn't we remove the list. Before removing the list, Trustee Fleming will call each of them and see if they would like to advertize on our site.

Current advertising fees seem to cover cost of running website, approximately \$25/month.

Facilities Committee: Trustee Richard Dengler

Trustee Fazio noted that she has been walking around the tennis courts regularly picking up sticks. Trustee Dengler has had some work done for \$200.00 for clean up around basketball courts. Trustee Derrick reminded the group that Committee chairs must sign off on work done prior to invoices being paid.

There is a desire to do a major clean up of the area around the tennis courts and mulch two sides of the courts (pathway and soccer field sides). We have one bid that includes using the free mulch from the currently ongoing County tree replacement program for \$750 from Matt and Adam's. Brickman quoted \$204 to pick up leaves and branches.

An area near the old drinking fountain is washed out and needs dirt. Since there is not a written scope of what services we specifically are contracting for, the Board agreed to have those interested meet and walk the site and write up a scope so we can get a clear understanding of what is needed and the cost.

Gloria Hynes, one of our Master Gardeners, reported that beautification in pool area is an ongoing process. The ivy and roses were cut back in March and new trees were planted. Most of the roses have come back but so have the weeds. She

presented a schematic drawing of her suggestions for additional planting on the pool hill. The Board voted to approve liriopie along the front edge of the hill at previous meeting. It has not been planted – waiting for cooler planting season. The Master Gardeners suggested spraying weed killer, waiting two weeks then pulling the weeds and preparing ground with new soil for plantings. Discussion ensued about weeding the back hill – maybe volunteers, maybe Brickman; weeding only now and planting groundcover later; regular weeding throughout the summer; paying someone to weed regularly. Facility Committee will work with Master Gardeners to come up with plans to weed and plant in fall. Since some Montpelier residents have offered plants from their own yards, that need thinning anyway, it was suggested that we have a volunteer day to provide the workforce to ‘harvest’ the plants from various homeowner’s yards and plant them under the direction of the Master Gardeners.

Pool committee: Trustee Paul Buehler (delayed) Trustee Bob Derrick offered some pool updates:

A list was handed out detailing what was approved for purchase at the previous board meetings and the status of each item.

Pool shade options were discussed: fixed (bolted to concrete) year round \$5,000-\$8,000 approx. in baby pool; another structure in front of brick planter in big pool area. No action.

There has been entry after hours into pool over the new fence near utility boxes. The wire above the fence is broken in this area. Trustee Derrick suggests barbed wire in these locations to prevent after hours entry. Discussion ensued concerning whether or not there has been property damage. Noted that it is MCA’s responsibility to do what we can to prevent entry after hours to prevent the possibility of, not only of property damage, but more importantly for the safety of people in an unsupervised swimming pool.

Homeowner David Gorthy voiced his complaint about an incident his pregnant wife and their son encountered at the pool: Several young men (17-20 yr old) were playing a rough game of basketball his wife was slammed and his child went underwater; the individuals did not respond to her requests to be careful and in fact ignored her and continued rough play. She spoke to the gate attendant who logged the complaint in the daily log. The gate attendant spoke to the pool manager. Mr. Gorthy wrote an email and had numerous responses from homeowners some expressing similar experiences with the basketball situation. Mr. Gorthy was concerned that the guards or the manager did not do anything in response.

Trustee Derrick assured him that the pool manager was authorized to maintain a safe environment and can and does control unruly patrons. Another adult on the premises, the gate attendant, can also be consulted and asked to assist if necessary, but ultimately it’s up to the pool manager or assistant to enforce the rules.

The pool committee and other board members will share concerns with the pool management company about rough housing and basketball playing. One option may be to use another type of ball that’s not a real basketball.

Carmen Booker spoke about foul language used by some patrons as well as in one incident by a life guard. Mrs. Booker complained about youths in pool without adult supervision. Trustee Fleming asked if there is a state law for a minimum age allowed in pool without adult supervision? Mrs. Booker was concerned about the ability to identify pool employees. Trustee Derrick told her that employees wear clothing with LIFEGUARD should there be any question.

Footballs and Frisbees can be a danger in pool as well. Mrs. Hynes witnessed an incident with these and said the lifeguard response to her complaint was that footballs were allowed in the pool. Serious incidents should be communicated with Lighthouse pool management immediately. Trustee Keating said the board will act on these cases by communicating these concerns to Lighthouse Pools.

Social Committee no update

Security Committee Trustee Richard Dengler

Incidents: Trustee Dengler announced some incidents: Groceries stolen from a homeowner unloading car; Car stolen on Cedarbrook Lane; Garage entries.

Aug 2 is National Night out at District 6 substation in Beltsville.

A speed clock on Montpelier Drive is scheduled for this month but no radar. Trustee Keating again requested a radar on Montpelier Drive where the speeding happens, at the end of the street when people are trying to ‘make the light’ to Rt 197.

Tennis Committee Trustee Lillian Fazio

Work has been completed on the tennis courts. Don Keister reported that after a heavy rain, there were no substantial puddles.

Players leaving gate unlock when they leave; may need sign or self- locking or spring loaded gate

Jim Harkins has been repairing the benches inside and outside the courts. He has also replaced the warped court edging boards at the entrance and one on the left side of the court. Jim said he will paint the boards around the perimeter of the fence.

In anticipation of cleanup around the tennis courts, Trustee Fazio sprayed the area with Roundup.

According to MCA insurance agent Ken Lines a tennis instructor who is not a homeowner would not be covered for liability in case of accident. Consequently, the instructor declined to instruct. A homeowner proposed that community members do the teaching. It was suggested to offer a "Tennis Clinic" as an alternative to lessons.

Old Business

Trustee Fleming reported that the Governing Documents have been cleaned up: (re-typed; re-formatted by scan) and have been re-posted to the website.

For the official archives, Trustee Derrick asked Trustee Fleming to send the word and .pdf documents to the MCA Administrative Assistant, Mary Hughes and Secretary Douville. Mary Hughes will also re-print paper copies for re-sale packets.

Amendments to By-Laws – Trustee Fleming has collected all the records from the efforts in 2007 to suggest updates to the By-Laws. There are several copies of proposed amendments. Tony needs a few people to go over these documents to put together one master document with all proposals from 2007 for ease of reading. These are proposed changes to By-Laws only. In the past Member concerns were with why changes were being made so if we attempt to make any changes in the future we need to show a chart that lists current language, proposed change and reason for the change.

Trustee Derrick said it was probably too late to review changes this year, publish them in our Newsletter in time to present at the annual meeting. Trustee Keating made the recommendation that this be priority for next year's Board to address. Trustee Derrick mentioned that some changes might be needed to incorporate technology changes. By-Law changes only need votes of a majority of those attending an annual meeting. Trustee Fleming suggested the Board agree on changes and then take them to an annual meeting for a vote. He will bring changes of By Laws to August meeting that we've discussed this past year.

New Business

Annual Meeting: September 25 (last Sunday check for holidays/Redskin game). Trustee Douville will reserve the Art Barn meeting room.

The Summer Administrative Assistant wanted to recognize the excellent job by Cristel Brown de Colstoun and Matt Derrick who delivered the newsletters in less than two days upon receiving them, so the community could get info on July 4th activities.

Adjournment

Trustee Fleming moved to adjourn; Trustee Fazio 2nd unanimously approved, meeting adjourned 8:44 PM.