

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

August 9, 2011

**Trustees in Attendance:** Bob Derrick, Patricia Douville, Dave Eisenberg, Lillian Fazio, Jack Keating and Tony Fleming.

**Trustees Absent with Cause:** Paul Buehler, Richard Dengler, and Tim Jacobs.

**Community Members Present:** Mary Derrick, Mr. and Mrs. Gorthy, and Mary Hughes

President B. Derrick called the meeting to order at 7:06 PM. There was a quorum to conduct business.

### **Secretary's Report: Tricia Douville**

The minutes of the July 2011 board meeting were reviewed and amended. Trustee Keating made a motion to accept the amended minutes. Trustee Eisenberg seconded the motion and it passed unanimously.

### **Treasurer's Report: Lillian Fazio**

- Trustee Fazio distributed copies of the Balance Sheet, Expenses by Vendor and Profit and Loss statement prior to the meeting.
- There are 12 members who have not paid the 2011 assessment and 12 additional members who are also delinquent for prior years. Trustee Keating made a motion to have the attorney send letters of intent to those who have not paid this year's assessment. Trustee Douville seconded and the motion passed unanimously.
- The accountant reported that the compilations of the prior year's books will be completed before the Annual Meeting.
- Trustee Keating asked if the bill for umbrellas for the pool had been paid. The bill has not been submitted to MCA yet. Trustee Fazio asked if they were considered furniture for accounting purposes. As they need to be replaced almost yearly, at about \$62 each and are not easily depreciable, Trustee Derrick suggested a "threshold" of \$500.

### **ACCC: Michael Boddie (not present), Chairperson**

No report. Trustee Derrick asked for a list of vacant and foreclosed houses so we can determine which mortgage companies and banks we are dealing with for yard and home maintenance.

### **Communications Committee: Tim Jacobs (not present), Chairperson**

- Trustee Fleming reported there has been no committee meeting for five months. The online advertising is paying for the cost of the website. The realtor listing had not been updated or verified and was removed from the site. Realtors were notified of the action and that online advertising is available for a reasonable fee.
- The Governing Documents online have been reformatted and several people are reviewing them for accuracy. Once this is done copies will be printed for the resale packages. A large printing is not needed at this time, a supply of twenty should suffice and if we run out they may be self-printed from the pdf files and spiral bound.
- Trustee Fleming requested clarification on how the board should report official board positions to the community. Trustee Derrick explained that the web site and list serv do not reach the entire community, only the newsletter does, and further, it is very hard to come to an official board position outside of a board meeting. A board member may make a statement, but it is not official board policy. Trustee Fleming made a motion that board members attach the following statement to any email if they identify themselves as a board member: "This is my personal opinion and not the official position of the Montpelier Community Association Board of Trustees." Trustee Keating seconded the motion and it passed unanimously.
- Trustee Fleming expressed frustration that the board does not use the list serv to address concerns of the membership. Trustee Derrick explained that face-to-face contact or dialogue is the way to address a legitimate concern of a member. He also reiterated that the list serv only reaches a portion of the community and the exact number has never been verified. Committee chairs can certainly report on activity taken by their committee and are encouraged to do so.
- Trustee Fleming volunteered to be the Committee Chairperson if Trustee Jacobs is no longer interested in the position.

### **Facilities Committee: Richard Dengler (not present) and David Eisenberg, Co-Chairpersons**

Trustee Fazio has been clearing out the back hill inside the pool. Mrs. Hynes would like to get more hydrangeas. Trustee Keating said that the committee was asked to submit a plan but the board hasn't received it yet. Trustee Eisenberg will speak with Trustee Dengler to schedule a meeting and draw up a plan. There is some time because planting will not take place until fall anyway. Trustee Derrick said that liriopoe has already been approved by a previous Board vote.

**Pool Committee: Paul Buehler, Chairperson (not present)**

- Trustee Buehler will be asked to send the e-mail message which was sent only to the board to the list serv. This email explained what action had been taken to control the rough games at the pool.
- Mr. Gorthy asked how the rough basketball play is being controlled. Management has been told about the incident and the lifeguards have been instructed to be hyper-vigilant. They can stop the play if the pool is crowded or the play is too rowdy. The hard basketball is not to be used.
- If rough-housing or some other problems occurs, patrons should inform the life guards or pool management of the issue immediately. Pointing out issues as they happen is central to getting management to understand what the community expects of them.
- Trustee Fleming requested that basketball play be restricted to adult swim, but several board members said that would interfere with water walking and lap swimming by many adults that use adult swim for activities that cover a large area of the pool. Management will be told again that there have been complaints about rough play and the balls being used are too hard.

**Social Committee: Carla Bowen (not present), Chairperson**

The Labor Day Luau-Potluck will be Saturday, September 3 at 5:30 pm at the pool. The MCA will provide paper products, hamburgers, hot dogs, and drinks. Trustee Buehler will be asked if he is planning a volleyball tournament so that the information can be put in the newsletter.

**Tennis Committee: Lillian Fazio, Chairperson**

- Trustee Fazio reported that Mr. Harkins is almost finished with the benches. Trustee Derrick thanked him and said that they look great. M. Derrick commented on how many people are now using the courts.
- New water squeegees are needed. Trustee Fazio was asked to order them.
- Dirt is needed to fill in around the courts and a written scope of work is needed since it may be over \$1000 and thus three bids would be required.

**Governing Documents Committee: Tony Fleming, Chairperson**

Trustee Fleming has collected all the proposed changes and due to the amount of review required will ask next year's Board to make recommending updates to the Governing Documents a priority.

**NEW BUSINESS**

- Annual Meeting is Sunday, September 25 at 2 PM and August 10 is the deadline for nominations. Encourage friends and members that more nominees are needed for the board.
- The Agenda for the meeting was discussed. Trustee Fazio offered to discuss the financials. Trustee Fleming offered to speak about communications and the web site.
- Several delinquent assessments were discussed. Assessments cannot be waived by the board, but late fees can. The individual cases will be researched by the administrative assistant and letters will be sent accordingly.
- The clean-up of the house destroyed by fire is progressing. The debris in the yard has been hauled away.
- Trustee Eisenberg reported that he received a complaint about a house on Shadetree which has ten or more cars parked in the street and appears to be a boarding house. The complaint will be reported to the ACCC.

The next board meeting will be held on **Tuesday, September 13, 2011 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:30 pm. The motion passed unanimously.