

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

September 13, 2011

**Trustees in Attendance:** Richard Dengler, Bob Derrick, Patricia Douville, Lillian Fazio, Tim Jacobs, Jack Keating and Tony Fleming.

**Trustees Absent with Cause:** Paul Buehler and Dave Eisenberg.

**Community Members Present:** Mary Derrick, Amos & Winsome Fye, and Mary Hughes

President B. Derrick called the meeting to order at 7:05 PM. There was a quorum to conduct business.

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

The minutes of the August 2011 board meeting were reviewed. Trustee Keating made a motion to accept the minutes. Trustee Dengler 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.
- No new assessments have come in and there is approximately \$15,000 outstanding. The attorney is sending out the notice of intent to record a lien to the 2011 delinquent members.
- A proposed 2012 budget was also handed out.

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

Trustee Keating reported that the last meeting was short and two homeowners attended seeking approvals which were granted. Committee members were again asked for a list of vacant and foreclosed houses so the MCA can determine which mortgage companies and banks are responsible for yard and home maintenance.

### **Communications Committee: Tim Jacobs, Chairperson**

- Trustee Jacobs reported that he did an informal review of list serv email addresses and he believes that there are approximately 120 homeowners using the list serv. Trustee Douville suggested that the 2013 assessment letter be rewritten to encourage homeowners to join the list serv.
- Trustee Fleming reported that there was a "glitch" on the website "Adrotate" but he was able to fix it and the two paid ads are paying for the cost of the website.
- Trustee Jacobs reported that he is paying \$9 a month for the ACCC Sharepoint. He was encouraged to get with the treasurer to have the MCA take over the payments.

### **Facilities Committee: Richard Dengler and David Eisenberg, Co-Chairpersons**

- Trustee Fazio was thanked for spending at least three days weeding the entire back hill of the pool area.
- There are trees and limbs down in the area behind the pool which damaged some fencing. Trustee Dengler received one estimate (\$2,785) to remove the huge tree that caught horizontally high in some other trees, but it does not appear to have come from a tree on MCA property. Trustee Dengler made a motion to have the common grounds surveyed. Trustee Keating seconded the motion and it passed unanimously. Trustee Keating will see if he has a surveyor that can give us a quote for the work. If the common grounds layout exists, if we find it and give that to the surveyors it will reduce the price of marking the common grounds. Mary Hughes to give the plat to Trustee Derrick.
- Trustee Dengler will no longer chair the Facilities Committee after the new board convenes and he reminded the board that a new chair will be needed.
- The outside border of the tennis courts needs 11-13 cubic yards of good dirt to prevent mud and shore up the base of the courts. Trustee Dengler made a motion to have Brickman deliver 11 cubic yards of screened top soil to the tennis court at a cost of \$700. Trustee Douville seconded the motion and it passed unanimously. The top soil will also need to be spread and Trustee Dengler will coordinate that work.
- The deadfall and limbs outside the playground will be removed later this week by Adirondack for \$485.

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

- The "Dog Day" swim will be from noon to 5 pm on Saturday, September 17.
- The pool cover needs to be put on earlier than last year. Trustee Buehler will be asked to contact Lighthouse to coordinate the job.

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

The Labor Day Luau-Potluck was a big success. The Douville family was thanked for their help.

**Security Committee: Richard Dengler, Chairperson**

- The van which has been parked on Cedarbrook Lane for several months with flat tires now has three \$50 tickets.
- There was an attempted break-in to a home on Silverbirch, but the owner scared the perpetrator who fled the scene.
- The Neighborhood Watch List was given to the police, but Trustee Dengler has received no further information. Trustee Fleming reported that Officer Wilson, Prince George's County Police, wanted to be added to the list serv.
- Trustee Dengler is resigning as Chairperson of the Security Committee so a new Chairperson will be needed after the new board convenes in October.

**Tennis Committee: Lillian Fazio, Chairperson**

- Trustee Fazio purchased new tennis nets and roller dryers for about \$400.
- The gate is not being locked and there have been reports of kids skateboarding on the courts and one of the nets was set on fire. Trustee Fazio would like signs put up asking people to lock the gates. Trustee Dengler will look for the signs which used to be on the fence.
- Mr. Keister submitted a written clarification of his report on the new surface of the tennis courts as printed in the July 12 meeting minutes: "There are substantial puddles behind the baselines of courts 3 and 4. However they are within the guidelines of what is stated in the contract, so we have no recourse. The guidelines, in my opinion, were too lenient with regard to standing water. I'm sure that tennis centers would not approve a contract that allows for such low spots. When it becomes necessary to do the courts again, hopefully the contract will not be so lenient."

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

Trustee Fleming has the complete set of governing documents which will be given to the administrative assistant for printing for resale packages and sale.

**NEW BUSINESS**

- Annual Meeting is Sunday, September 25 at 2 PM at the Montpelier Arts Center. Trustee Douville has made arrangements for a projector and screen.
- As there are only seven members running for election, the Governing Documents state that the Board should appoint members to fill the vacant positions. There will be no write-in line on the ballot because the nominee form asks potential trustees to certify that they will abide by specific rules if elected. Nomination forms will be brought to the meeting for any member who wishes to be considered for the vacant positions. The new board can then review any nomination forms and appoint the new members.
- Trustee Derrick encouraged board members to attend the 4<sup>th</sup> Annual Conference for Community Leaders, a free event at the Sports and Learning Complex on Saturday, September 17.
- A survey is being conducted of Montpelier for a new water line. Several members discussed the poor condition of streets in Montpelier and suggested that M. Lehman be contacted to ensure that Montpelier is put on the list of communities in need of road repair.
- Trustee Derrick thanked the 2011 Board of Trustees for the great job that they did this year and reminded all that new Chairpersons will be needed for the Facilities and Security Committees.

The next board meeting will be held on **Tuesday, October 11, 2011 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:12 pm. The motion passed unanimously.