

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

May 8, 2012

Trustees in Attendance: Paul Buehler, Bob Derrick, Patricia Douville, David Eisenberg, Lillian Fazio, Tim Jacobs, Jack Keating, Richard Mason, and Jean Sorrentino.

Trustees Absent with Cause: None

Community Members Present: M. Derrick and M. Hughes

President B. Derrick called the meeting to order at 7:4 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

- The minutes of the April 2012 board meeting were reviewed. Trustee Keating made a motion to accept the amended minutes. Trustee Mason seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Trustee Fazio distributed the monthly statements. Trustee Mason asked about the balance in the checking account. Some will be transferred to the ING account for additional interest after the larger facilities expenditures are made.
- Trustee Keating suggested that the Executive Committee be informed when money is moved.
- If anyone knows of a bank giving higher interest, please let Trustee Fazio know.
- 42 assessments remain unpaid.
- Trustee Fazio will attend the hearing with our attorney regarding a delinquent account.

ACCC: Michael Boddie, Chairperson (absent)

- The board was informed that T. Byrd has resigned from the committee.
- A board member reported that the grass needs to be cut at a house on Ethan Court. The house on Royal Ridge needs to have the grass cut also.

Communications Committee: Tim Jacobs, Chairperson

- Trustee Jacobs asked to have a reimbursement check reissued.
- M. Hughes reported issues accessing the website. He was check to see if the host has blocked her.
- Trustee Jacobs will post the guidelines on the group list.

Facilities Committee: Jack Keating, Chairperson

- Trustee Fazio contracted with J. Lamirande to empty trash cans and police the grounds and she would like him to clean the tennis courts also if he could be shown how to use the vacuum. Trustee Keating reported that N. Mills would do the trash cans but he was not interested in doing the tennis courts. Trustees Derrick and Keating discussed that the work should be compensated at \$10 an hour.
- Trustee Keating should be informed if teams want to use the fields regularly for soccer/baseball practice. Pick-up game use is on a first-come, first served basis.
- The mulching on the back hill is waiting for approval from G. Hynes. She wants to remove the weeds first. Trustee Keating instructed the landscapers to mulch before the pool opens.
- Trustee Keating spoke with the Department of Health and Hygiene of Prince George's County. He reported that the pool has to comply with Rule 240 of the 2010 ADA requirements. As such, we would have to have an accessible bathroom and a lift. A lift operated by the skimmer (meeting all Rule 240 requirements) could be purchased for \$4250 (after May 15 the cost is \$5385). A ramp is not feasible due to our coping tile, size and expense (\$6100). An ADA bathroom and wash station could be rented for \$400 per month with once a week cleaning and all paper and soap supplies. Trustee Derrick questioned whether the pool was a public facility and Trustee Buehler was told that our pool was exempt from the requirements. Trustee Buehler volunteered to verify the status with the Health Department. Trustee Buehler made a motion that the executive committee make move forward on the lift and bathroom if we are required to be ADA compliant. Trustee Jacobs seconded the motion and it passed with Trustee Keating voting nay.
- Trustee Keating reported that the guard shack is shifting and sinking from too much water around the building. The roof should be fixed and then the bricks repointed. He provided drawings showing a peaked roof with a four foot overhand on the pool side (\$14,500 with MCA purchasing the materials). Trustee Buehler made a motion to approve this project before the pool opens. Trustee Mason seconded the motion and it passed unanimously.

- Trustee Keating has a meeting with suppliers regarding the broken backboard and two broken rims/nets and the volleyball nets.
- Trustee Keating reported that the pool is stained and Lighthouse did not clean the pool to our standards. No cleaning has been done to the kitchen/bathrooms/office. Trustee Buehler thought that they did a good job, but it has gotten dirty again. A cleaning company could be hired for \$2140 to clean it all, including cabinets, floors and clean/move furniture. Trustee Buehler made a motion to hire the cleaning company for \$2140 for the pre-season cleaning of the bathrooms, kitchens, office, and furniture as outlined in the scope of work. Trustee Douville seconded the motion and it passed unanimously. Trustee Douville suggested that Lighthouse be told that we are hiring an outside crew to clean and ask what they can offer. Next year this can be taken out of the contract.

Pool Committee: Paul Buehler, Chairperson

- Trustee Buehler researched removing the toilets before installing tile on the bathroom floors. It was estimated to cost \$1200 - \$1600. The work would also have to be coordinated with the Health Department Inspection. Trustee Keating made a motion to table this project until a later date. Trustee Eisenberg seconded the motion and it passed unanimously.
- Trustee Fazio should hold the opening payment (\$6000) until Trustee Buehler authorizes it.

Social Committee: Carla Bowen (not present), Chairperson

M. Derrick announced the community yard sale will be May 19.

Security Committee: Richard Mason, Chairperson

- Trustee Mason reported an increase in crime in South Laurel – three incidents in Montpelier. He asked police to increase patrols in the area and urged neighbors to be vigilant.
- He discussed the program on keeping your items safe. If you engrave items do not put your name but use a driver's license, birthdate or initials on items.
- Officer Wilson discussed home security/security for seniors at the Monday Night Club.

Tennis Committee: Lillian Fazio, Chairperson

- Trustee Fazio reported that she has given out about 24 keys.
- Trustee Fazio has attempted to speak with M. Furman several times regarding the repairs he promised to do. She will contact Mid-Atlantic Tennis to get someone to take care of it or MCA will hire someone and charge them for the repairs.

OLD BUSINESS:

NEW BUSINESS

The pool will open on Saturday, May 26, 2012 pending the Health Department inspection.

The next board meeting will be held on **Tuesday, June 12, 2012 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:06 pm. The motion passed unanimously.