

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

February 11, 2014

**Trustees in Attendance:** Bob Derrick, Lillian Fazio, Brad Gimbert, Jack Keating, Richard Mason and Jean Sorrentino, Tim Jacobs.

**Trustees Absent with Cause:** Paul Buehler, and Patricia Douville.

**Community Members Present:** Laszlo Boesze, Mary Derrick, Rilla Potter, Nancy Stakem and Mary Hughes.

President Bob Derrick called the meeting to order at 7:00 PM. There was a quorum to conduct business.

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

The minutes of the January 2014 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 prepared the monthly statements which were distributed.
- Trustee Fazio reported on the sale of a house on Twin Hill and the request to settle delinquent assessment fees. She reported that the offer did not cover the MCA expenses or assessments and did not recommend accepting it. Trustee Fazio made a motion to decline the offer and insist that all out-of-pocket fees, including attorney's fees (and any costs related to release the lien), judgment, and assessments be paid in full. Trustee Sorrentino seconded the motion and it passed with Trustee Keating opposed.
- Trustee Fazio reported that a vacant house on Montpelier had finally been sold and a foreclosure went through on a house on Valerie Lane.

### **ACCC: Michael Boddie, Chairperson (absent)**

- Trustee Keating reported that the ACCC reviewed the Maryland laws regarding the installation of solar collectors on homes in the state. As the laws protect the homeowner's right to install solar collectors on the roof of their home, the ACCC will no longer require prior approval as long as the installation meets all State and local laws. An announcement will be printed in the next newsletter asking homeowners to merely notify the ACCC of the intent to install the solar collectors and the approximate date for installation.
- The homeowner responded to the ACCC's letter regarding a 6 foot fence installed without prior approval. The homeowner submitted the approval request and explained other extenuating circumstances and the approval was granted.
- Trustee Keating suggested that the Board consider installing solar panels on the roof of the pool buildings to offset some of the \$12,000 which the association spends on electricity. The board will look into this.

### **Communications Committee: Tony Fleming, Chairperson**

- Mr. Fleming reported increased interest in the Montpelier Facebook page. He encouraged the board to post items on the website to keep the content fresh and keep it current and useful.
- The website has lost one advertiser and space is available. The rate is reasonable (\$30 for two months) and we can handle several more rotating ads on the site.

### **Facilities Committee: Paul Buehler and Brad Gimbert, Co-Chairs**

- The gazebo kits are \$6,000 to \$8,000. Trustee Keating suggested that the board could purchase the materials and build this with volunteers for less money.
- Trustees Gimbert and Buehler are reviewing the playground equipment catalogue and will have recommendations.
- Trustee Buehler has found several more options are now available for a handicap lift at the pool.
- Trustee Buehler ask for the floor tiling to be extended into the bathhouse showers this year.

### **Pool Committee: Mary Derrick, Chairperson**

- Ms. Derrick reported on three bids for the management contract at the pool. Lighthouse (\$59,700), American (\$59,000, plus an hourly rate for a third guard in August), and Winkler (a lower bid, but it needed to be reviewed to ensure they have the exact same scope or work). The board asked the executive committee to review the bids and scope of work and decide before the next board meeting if the bids are finalized.

**Social Committee: Patricia Douville, Chairperson (absent)**

- A 5K preliminary meeting was held by Mr. Arzayus, last year's organizer. The tentative date for the event is September 6, 2014. Trustee Mason will ask the police to hold the date so they can provide similar support to last years.
- The next event will be the Easter Egg Hunt on Saturday, April 12.

**Security Committee: Richard Mason, Chairperson**

- Trustee Mason distributed his report and introduced committee member, Nancy Stakem. Ms. Stakem plans to attend the next Citizen's Police Academy.
- Trustee Mason also distributed a memo on solicitation and asked that it be included in the next newsletter.
- The last Cops Coffee topic was about Adult Protective Services. Call 211 for Maryland Human Service Agencies.
- The next Citizen's Police Academy will start March 31 and lasts 12 weeks. An announcement was sent to the community.

**Traffic Committee: Richard Mason, Chairperson**

- Trustee Mason is working to get more people interested.
- Homeowners wanting to keep their Bradford pear trees will be allowed to do so when the program to remove them comes back through Montpelier.
- Trustee Mason looked into lighting the MD Rt 197 Montpelier sign. It is owned by the MNCPPC and is on Maryland State Highway right-of-way. He was told that it is very difficult to get them to respond to a request like this.
- Trustee Mason is looking into company's interested in electrifying Montpelier's existing gas lights.
- Trustee Mason has a list of streets with pot holes which he will give it to the county. Homeowner's can call the county to report on potholes by calling the 311, County Click number.
- Many of the green Comcast Cable boxes are in bad shape and are unsightly. Trustee Mason will contact Comcast and ask them to fix them.

**Tennis Committee: Lillian Fazio, Chairperson**

- The Consumer Complaints Board told Trustee Fazio to take MidAtlantic to Small Claims Court if they do not repair the courts as promised; however, it does not appear to be the appropriate venue for the association.

**Welcoming Committee: Rilla Potter, Chairperson**

- Ms. Potter has enjoyed reviving the Welcoming Committee and meeting new neighbors, but she announced that she must pass the chair position on to someone new. She will be happy to explain the duties and stressed that it is an enjoyable task. Trustee Derrick thanked her for reviving a committee which promotes such good will for the community.

The next board meeting will be held on **Tuesday, March 11, 2014 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:17 pm. The motion passed unanimously.