

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

April 8, 2014

Trustees in Attendance: Paul Buehler, Bob Derrick, Patricia Douville, Lillian Fazio, Brad Gimbert, Jack Keating, Richard Mason and Jean Sorrentino.

Trustees Absent with Cause: Tim Jacobs.

Community Members Present: Mary Derrick and Gloria Hynes.

President Bob Derrick called the meeting to order at 7:03 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

- The minutes of the March 2014 board meeting were reviewed. Trustee Keating made a motion to accept the minutes. Trustee Sorrentino seconded the motion and it passed unanimously.
- A complaint has been filed against the MCA and our attorney filed a motion to dismiss. Due to the complainant requesting financial compensation the matter has been turned over to our insurance company.

Treasurer's Report: Lillian Fazio

- Trustee Fazio prepared the monthly statements which were distributed.
- Trustee Fazio reported 204 more assessments came in, but there are 77 more "regular" assessments now past due. "Regular" assessment refers to those members who do not have legal action pending for delinquencies in the past. \$1,800 had to be written off as bad debt on the foreclosure and sale of a vacant house on Montpelier Drive.

ACCC: Michael Boddie, Chairperson

- Mr. Boddie reported that a fine was reinstated on a homeowner because repairs have not been completed.
- A complaint was made about running a business and excessive cars regularly parked along the narrow street. It is being monitored, but the activity has not been observed by the ACCC. Trustee Derrick suggested as part of the regular ACCC complaint investigation that the owner of the house be asked if there are frequent or regularly scheduled meetings and let them know there has been a complaint.
- The ACCC received a complaint about conditions on a house on Montpelier Drive. This is already in legal proceedings, but the attorney will be notified.
- Another complaint was made about the entrance to Montpelier and the Montpelier sign. This is actually owned by the MNCPPC. Mr. Boddie asked board members to look at the area and see what they think.
- April means that boats and trailers are allowed to be parked in driveways.

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

- Trustee Gimbert found out that the pool cover was purchased in 2003 and had a 10 year warranty. It was purchased from MidAtlantic Pools and the life expectancy is approximately 15 years. He received one estimate for a new cover at \$15,000, but he would like to get 2 or 3 more estimates.
- Trustees Gimbert and Buehler surveyed the baseball diamond. Grass needs to be treated with round-up and weeds and clover have taken over in some areas.
- The dumpster appears to be filling up with contractors debris. Trustee Buehler suggested a fence with a gate and lock. Trustee Derrick questioned whether the offenders will dump outside the fence if they can't get to the dumpster. It is also an eyesore. Trustee Douville suggested screening it from the road. Trustee Buehler will get a price for an L-shaped screen and a full fence all the way around with a gated fence.
- New playground equipment is being considered and Trustee Derrick will meet with the vendor that supplied the basketball hoops and will bring a recommendation to the Facilities Committee.
- Trustee Buehler asked about the extra duties put on the landscaping contract. These were things that were requested "a la carte" last year and paid for as extras and includes inside the pool area. If weed control is needed, it is an on-call "a la carte" option from our current landscaper.
- Ms. Hynes secured three bids for re-landscaping the three planters (36 feet long x 6 feet wide). The bids are: Fehr's Nursery \$3,000, Country Nursery \$3,306, and Behnke's Nursery did not reply yet (Medina made a bid last year for about \$4,000). The beds need to be topped off with topsoil which amounts to half of the budget. Country Nursery will reduce their bid by \$150 if we remove the two trees ourselves. Ms. Hynes recommended Country Nursery as their design was more creative and they do work in the community. Trustee Fazio made a motion to accept the bid of

Country Nursery, but we will remove the trees ourselves. Trustee Douville seconded the motion. The motion passed unanimously. The planters will have to be watered so Ms. Hynes will contact the "watering girl" from last year to see if she will be available but Ms. Hynes would make sure they were watered either way.

- Trustee Fazio requested permission to purchase annuals for the pots in the pool. The board authorized \$150.
- Trustee Derrick suggested that some of the trees that have died be replaced and that some new ones be planted to enhance areas like the new walking path. Ms. Hynes recommended a program in Baltimore County that could supply hardwood trees and is having a half-price day on May 10. \$300 was authorized.

Pool Committee: Mary Derrick, Chairperson

- Ms. Derrick asked if the Pool Management Company could remove the cover since it will not be repaired this year.
- Trustee Derrick asked if we should have three companies come and inspect for the white-coating of the pool (which would be done after the pool closes in the fall) before the pool is refilled for the season.

Social Committee: Patricia Douville, Chairperson

- The Easter Egg Hunt is on Saturday, April 12 with a Cake Walk. About fifty children have signed up.

Security Committee: Richard Mason, Chairperson

- One reported US Mail theft was the only reported incident over the past month. Our residents were alert and notified police who were able to apprehend the suspect. The matter was turned over to postal authorities.
- The County has these numbers for assistance: 211 for social services and 311 for non-urgent police services.
- Jason Wilson of the Prince George's County Police would like to attend the next board meeting which the board thought would be a good idea. Trustee Mason will also invite him to our cookouts/potlucks.

Traffic Committee: Richard Mason, Chairperson

- Trustee Mason reported that pot holes are being repaired, but there are more to do.
- Ms. Lehman helped with getting many of the green cable boxes repaired. He thanked C. Elliker for her help also.
- Ms. Hynes is helping with the Bradford Pear Tree Replacement Program and with getting the dead trees removed. Unfortunately, any work is dependent on how much money is budgeted.
- Public works did not remove the dead tree debris on Cedarbrook so Trustee Mason cleaned it up himself. We still have a dead tree on county property waiting to be removed.
- Utility line work is being done at the Cedarbrook/Muirkirk intersection in preparation of the straightening of the intersection.

Tennis Committee: Lillian Fazio, Chairperson

- Trustee Fazio reported that the courts have not been striped for pickleball.
- There has been no response from our complaint about MidAtlantic to the Better Business Bureau.
- Trustee Buehler asked if we should do something ourselves to keep the cracks from getting worse. They reported ¼ inch cracks. Trustee Fazio will check to see if epoxy paint was left with J. Harkins and Trustees Buehler and Gimbert will look into repairing the cracks or repainting the courts.

Welcoming Committee: Gloria Hynes, Chairperson

- Ms. Hynes has the list of newcomers to visit. It is difficult to contact them without phone numbers or email addresses. Trustee Derrick reminded Ms. Hynes that there is a budget for cookies or cake for the visits.

OLD BUSINESS

- Trustee Keating presented the pickleball painting contract which was approved at the last meeting.
- Trustee Keating recommended that the board accept the contract (\$2,620) to tile both showers, with a slope to the drain and matching the same tile as in the bathroom. Trustee Douville made a motion to accept the contract. Trustee Buehler seconded the motion and it passed unanimously. Cleaning needs to be done before the bathroom tile is sealed.

The next board meeting will be held on **Tuesday, May 13, 2014 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:45 pm. The motion passed unanimously.