

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

October 14, 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:** Joe Bacarella, Laszlo Boesze, Mary Derrick, Gloria Hynes 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 September 2014 Board meeting were reviewed and amended. Trustee Keating made a motion to accept the amended minutes. Trustee Sorrentino seconded the motion and it passed unanimously.

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

- Trustee Fazio prepared the monthly statements which were distributed.
- Trustee Fazio reported WSSC plans to replace water mains on Montpelier Drive, Royal Ridge, Boxford Court and Cedarbrook Lane in the Spring of 2015. Mr. Boesze suggested that Mary Lehman be asked if it wouldn't be cost effective for the county to fix the roads waiting for major repairs in the future (such as Montpelier Drive) when the water mains are replaced.
- Trustee Fazio asked the bank to investigate two electronic deposits which appeared on the MCA statement.
- The MCA sponsored 5 K Run bills are in, but Trustee Fazio needs to reconcile the figures with the organizer. Expenses were \$2,335.84 and income was \$1,526.59. The final amount MCA contributed to the run will be reported so a clear budget can be set for future events.
- The attorney has been asked to continue legal action (the next step) against seven Members that have not paid the 2014 Annual Assessment.

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

- Trustee Keating reported four Members attended the last ACCC meeting and were elected to the committee. M. Boddie was elected chairperson.

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

- The pool has been winterized except for the plumbing. The final payment to the management company can be made.
- Three individuals have taken responsibility for the vandalism at the pool. They will be asked to pay for the damages and perform 50 hours of community service.
- Ms. Derrick has prepared the inventory of furniture and equipment for the treasurer to give to the accountant.

### **Security Committee: Richard Mason, Chairperson**

- Trustee Mason thanked the police for capturing the man who had been breaking into houses in the area. Mr. Bacarella stated that family members came face-to-face with the suspect and he would like to thank the police as well.
- Mr. Stark, a new resident and county police officer, has joined the security committee.

### **Traffic Committee: Richard Mason, Chairperson**

- Trustee Mason had not received any updates regarding roads or the realignment of O'Dell/Cedarbrook/Muirkirk.
- A Member of the committee, Sean Beaver, is investigating lighting options and possible discounts for the community.
- Mr. Boesze reported that door to door soliciting seems to be on the increase. He also asked about the plans to get a speed indicator for Montpelier Drive. Trustee Mason explained that our COPS officers have no control over the placement of speed cameras / indicators, but they will make suggestions based on our requests.

### **Social Committee: Patricia Douville, Chairperson**

- The Fall Festival will be Saturday, October 25, 2-4 pm. There is no rain date.

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

- Trustee Keating reported that the concrete work at the pool will start Thursday. The entire west side of the pool will be done. Trustee Derrick asked if the electrician that comes to mark the power lines could look at the lights as well.

- Ms. Hynes jumped on the County program that supplied FREE trees, shrubs, bulbs, plants and mulch for Community Associations and Churches and obtained 60 plants and hundreds of flower bulbs. Our landscaping company dug the holes and planted the entire load in one day across the front of the pool parking lot and a couple selected sites around the common grounds.
- Grading of the infield of our ball field needs to be done with heavier equipment to dig up the grass and then we need periodic raking to keep it nice. The Facility Committee is considering options.
- Only two bids (\$5,000) are in hand for the potential dumpster screen at the pool parking lot. Once the third bid is in the Board will vote on if that is a reasonable investment to hide the dumpster from unauthorized dumping.
- Trustees Gimbert and Buehler are still working on bids for the shade structure over the Volleyball picnic area.

**Tennis Committee: Lillian Fazio, Chairperson**

- Trustee Fazio reported that she purchased a rechargeable blower (\$114) to clean out the cracks on the tennis courts. She then filled the cracks with patching material.

There being no additional old business, the meeting was recessed at 7:41 pm. The newly elected Board of Trustees reconvened at 7:41 pm.

**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.

Trustee Douville made a motion to elect Trustee Derrick as President. Trustee Fazio seconded the motion and it passed unanimously.

Trustee Derrick made a motion to elect Trustee Keating as Vice-President. Trustee Fazio seconded the motion and it passed unanimously.

Trustee Fazio made a motion to elect Trustee Douville as Secretary. Trustee Sorrentino seconded the motion and it passed unanimously.

Trustee Douville made a motion to elect Trustee Fazio as Treasurer. Trustee Sorrentino seconded the motion and it passed unanimously.

Trustee Keating made a motion to elect Michael Boddie as ACCC Chairperson. Trustee Fazio seconded the motion and it passed unanimously.

Trustee Keating made a motion to elect Lynne Collman as Elections Committee Chairperson. Trustee Gimbert seconded the motion and it passed unanimously.

Trustee Fazio made a motion to elect Trustee Douville as the third member of the Executive Committee. Trustee Sorrentino seconded the motion. Trustee Buehler made a motion to elect Trustee Gimbert to the position and Trustee Keating seconded the motion. After written ballots were submitted, there was a tie. Trustee Gimbert conceded.

Trustee Douville made a motion to elect Trustee Gimbert as Nominating Committee Chairperson. Trustee Sorrentino seconded the motion and it passed unanimously.

Trustee Douville made a motion to elect Ms. Derrick as Pool Committee Chairpersons. Trustee Fazio seconded the motion and it passed unanimously.

Trustee Derrick nominated Trustee Douville Chairperson of the Social Committee. Trustee Sorrentino seconded and it passed unanimously.

Trustee Derrick made a motion to elect Trustees Buehler and Gimbert co-chairs of the Facilities Committee. The motion was seconded and passed unanimously.

Trustee Derrick made a motion to elect Trustee Mason chair the Security Committee and the Traffic Committee. The motion was seconded and passed unanimously.

**NEW BUSINESS**

- Ms. Hynes has the contract for the three planters which will be given to the admin assistant. The dead plants will be replaced.
- Ms. Hynes reported that MNCPPC said that they do not own the Montpelier sign. She said that the fence around the Montpelier sign needs to be cleaned and she will try to hang wreaths on them for the holidays.
- The free plants and trees have been planted along the front of the pool parking lot on Cedarbrook.
- Ms. Hynes suggested the underbrush could be cleared out along the pathway on the pool side to make way for some

additional planting. Ms. Hynes reported that three 6-foot long benches, made from recycled plastic, but looking like wood, could be purchased and shipped for \$1,180. Trustee Fazio made a motion to purchase the three benches (\$1180), 6 bags of concrete, and anchors for installation along the pathway. Trustee Mason seconded the motion. Several board members were concerned that the benches could become a hang-out and an "attractive nuisance." The motion failed with Trustees Buehler, Douville, Gimbert, Keating and Sorrentino voting against and Trustees Fazio and Mason voting yes.

- Ms. Hynes asked the board to instruct the admin assistant to write a note to Mary Lehman to have Montpelier recommended for Phase 2 of the Pear Tree Replacement Program in the Fall of 2015. Several board members wanted to be sure that homeowners would know in advance that their tree would be removed. They also asked if the county had plans to replace trees that fall down or die if we did not request Phase 2. A letter will be drafted clarifying our understanding that the Neighborhood Design arborists will supervise the marking of trees that need to be replaced well in advance of any cutting and removal.
- Mr. Bacarella spoke to the board regarding a fine levied by the ACCC. He said that he was not appealing the fine, but challenging the authority of the ACCC to issue a fine for making repairs to the siding on his house. The ACCC cited the Covenants for Lots, Article V, Section 1 as the reason for the violation and subsequent fine; however Mr. Bacarella argued that his house was never in "disrepair," but in a state of "repair". Trustee Derrick stated that the ACCC was responding to a complaint and acted with their authority.

The next Board meeting will be held on **Tuesday, November 11, 2014 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:51 pm. The motion passed unanimously.