

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room October 11, 2005

Trustees in Attendance: John Bertak, Suzanne Haversack, Susan Mathis, Paul McCullagh, Jeri Witt and Lucy Young.

Trustees absent without cause: Miya John.

Trustees absent with cause: David Hartley

Community Members present: Julia Coldren-Walker, Maribeth Petit, Paul Petit, Kendra Wagner and Mary Hughes.

Trustee McCullagh called the meeting to order at 6:48 PM. A quorum was present for conducting business.

Secretary's Report, Lucy Young:

The minutes of the August meeting were reviewed. A motion was made to approve the August minutes with changes clarified tonight and a final draft produced later this week. The motion was seconded and passed unanimously. The September minutes were reviewed and amended with the correction of a typographical error. A motion was made to approve the amended minutes. It was seconded and passed unanimously.

Treasurer's Report, David Hartley:

Trustee Witt presented a revised accounting of the Benevolent Fund Account. After deducting the \$1,000 donation made to the family of slain police officer, Steven Gaughan, the balance is \$2,395.55. A motion was made to approve these figures as the official accounting of the Benevolent Fund as of this date. The motion was seconded and passed unanimously.

Trustee McCullagh reported that all business was concluded for the current board. He thanked the board members for their work over the past year. Trustee McCullagh also thanked Trustee Witt for the work she has done for the community. A motion was made and seconded to adjourn the meeting at 7:06 PM. The motion passed unanimously.

After a short recess, Trustee McCullagh called the meeting of the new board of trustees to order at 7:10 PM.

Trustees in Attendance: John Bertak, Julia Coldren-Walker, David Hartley, Suzanne Haversack, Susan Mathis, Paul McCullagh, Paul Petit, Kendra Wagner and Lucy Young.

Community Members present: Maribeth Petit and Mary Hughes.

The first order of business was the election of officers. Trustee Bertak made a motion that Trustee McCullagh remains the President of the board. The motion was seconded and passed unanimously. Trustee McCullagh reported that Trustee Hartley feels over-committed and unable to continue in the treasurer's position. Trustee McCullagh made a motion to elect Trustee Coldren-Walker as treasurer. The motion was seconded and passed unanimously. Trustee Hartley will assist in the transfer of Quickbooks to the new treasurer. The board discussed the use of the new computer that was purchased for the pool entry system and whether the current treasurer should use that computer for MCA records. A question also arose whether the system used was Quickbooks Online or if some storage and transfer system should be purchased for the accounting records. Trustee Hartley will be consulted on these matters. ACTION REQUIRED. A motion was made and seconded to elect Trustee Young as Vice President. The motion passed unanimously. Trustee Wagner was elected Secretary by unanimous vote. The following were elected unanimously as committee chairs:

- Traffic Committee-Trustee Bertak
- Social Committee- Trustee Mathis
- Pool Committee-Trustee Haversack
- Facilities Committee-Trustee Petit
- Web Committee-Trustee Hartley
- Executive Committee-Trustee McCullagh, Trustee Young and Trustee Bertak
- Security-Richard Dengler

The chair position for the ACCC was tabled to the next meeting. ACTION REQUIRED.

Trustee Petit announced that he must resign his trustee's position. Trustee McCullagh accepted the resignation.

Trustee Coldren-Walker nominated Maribeth Petit to fill the unexpired term. The motion was seconded and passed unanimously.

Trustee McCullagh discussed the meeting dates and location. He made a motion to continue meeting on the second Tuesday of each month at 6:45 PM at Deerfield Community Center. The motion passed unanimously.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

Trustee Haversack solicited two bids for work on the pool, including resurfacing both pools, replacing coping tiles and deck tiles, repainting racing lines, replacing caulk and expansion joints and whitecoating. Community Pools originally estimated \$79,000, but reduced their bid to \$67,300 if the work was done this fall. Payment could be made in the spring. American Pools estimate was approximately \$90,000 (including a slide and lighting). Trustee Mathis asked if other work needed to be done other than the "high priority" seven items. Trustee Haversack recommended a new slide and improved lighting. Trustee Haversack will contact Community Pools for an estimate on those additional items. Trustee McCullagh made a motion to authorize the pool committee to proceed on this action to a limit of \$100,000 with final approval to be made by Executive Committee action. The motion was seconded. The pool will not be covered until all estimates are received and approved work is completed. The motion was discussed and passed unanimously.

Trustee Haversack asked that the playground equipment be repaired. Trustee McCullagh reported that the board had already authorized the repairs and asked the new Facilities Chairperson, Paul Petit, to handle this. **ACTION REQUIRED**

TRAFFIC, John Bertak, Chair

Trustee McCullagh reported that many in the community want speed bumps on streets in the community. He feels that they could be installed on Mt. Pleasant. Trustee Bertak will write a letter to the Department of Public Works.

ACCC, Jan McCullagh, Chair

Ms. McCullagh was not present at the meeting, but provided an ACCC report. The ACCC did not have a quorum for a meeting, so the ACCC request for approval of a 4-foot fence at 8704 Graystone was forwarded to the board. Ms. McCullagh reported that all documents were in order and all neighbors were in agreement to the fence. A motion was made to approve the fence and it passed unanimously.

FACILITIES

No report.

SOCIAL, Susan Mathis, Chair

Trustee Mathis announced that the Fall Festival would be cancelled for lack of interest in the community. If there is interest in the spring, they will try again. The cookbooks will be available November 1, 2005. The holiday events schedule is: December 19 for the Holiday Decorations Contest; December 18 for Holiday Caroling; and a Cookie Swap will probably be attached to the Holiday Caroling. Trustee Mathis asked for recipes from the board for the cookbook.

SECURITY, Richard Dengler, Chair

No report.

WEB COMMITTEE, David Hartley, Chair

The DSL line has been disconnected and the account cancelled. A bill will be forthcoming. Trustee Hartley would like to pick up the router still in the pool office. Trustee Haversack made arrangements with Trustee Hartley to pick up the computer and router.

Old Business:

Newsletter deadline is October 15, 2005.

New Business:

Trustee Coldren-Walker discussed writing a history of Montpelier, including pictures. Trustee McCullagh suggested an ad for the newsletter to requesting photos or information. Trustee Coldren-Walker volunteered to take charge of the project.

New bank signature cards will be needed for Trustee Young and Trustee Coldren-Walker. Trustee McCullagh will take care of this matter. **ACTION REQUIRED.**

Assessments for 2006 were discussed. Trustee McCullagh recommended that the annual assessment be increased to \$245. This is less than the 5% allowed by the governing documents. Trustee McCullagh made a motion to increase the assessment to \$245 for 2006. The motion was seconded and passed unanimously.

The advertising rates for the newsletter for 2006 were discussed. Ms. Hughes noted that the advertising supports the newsletter and that the rates were increased last year, so she recommended no increase. The rates will remain the same for 2006.

A house in bankruptcy has not paid any annual assessment for several years. They do pay on the pre-petition amounts through a trustee, but Ms. Hughes asked for direction from the board whether further action is needed. Trustee McCullagh will contact the attorney. **ACTION REQUIRED.** Only three assessments remain unpaid at this point.

Comments from Attending Members:

The annual meeting went well. One homeowner reported that the signs reported the meeting to be on Monday, rather than on Sunday. The attendance was higher at this meeting than at year's past. It was noted that the auditorium at Capitol College is quite cool and the board should either request that the temperature be increased or notify residents to wear sweaters for any future meetings at this location.

The next meeting will be held on the second **Tuesday of November, November 8, 2005 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:42 P.M. The motion passed unanimously.