

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Community Center
Meeting Minutes of March 7, 2013

Committee Members Present: Michael Boddie, Brian Dennis, Jack Keating, Ron Lenart and Pauline Pettitt.
Committee Members Absent with Cause: Community Members Present: Bob and Matthew Derrick, John Doane and Mary Hughes.

The meeting was called to order at 7:04 PM by M. Boddie. The minutes of the February meeting, transcribed by M. Hughes, were reviewed. B. Dennis made a motion to accept the minutes as amended. P. Pettitt seconded the motion and it passed unanimously.

OLD BUSINESS:

12502 Raven Way – Drafts of letters responding to neighbor's complaints regarding a six foot fence were reviewed. B. Dennis made a motion to send a letter, as amended, to the complainant neighbors. J. Keating seconded the motion and it passed unanimously. J. Keating made a motion to send a letter, as amended, to the homeowners of 12502 Raven Way. B. Dennis seconded the motion and it passed unanimously. The letters will be signed and emailed and mailed to the homeowners so that they have a response by Monday, March 11th.

12203 Brittany Place – A complaint was received regarding trash and a hole in the house. B. Dennis and B. Derrick were told a month ago that the hole would be fixed. B. Dennis made a motion to fine the homeowner \$100 a month, until the hole is fixed. J. Keating seconded the motion and it passed unanimously. B. Dennis amended the motion to start the fine as of April 1. R. Lenart seconded the motion and it passed unanimously. B. Dennis made a motion to send a letter of complaint re all the items and rubbish on the side of the house, including a ladder. J. Keating seconded the motion and it passed unanimously.

9207 Ethan Court – R. Lenart and M. Boddie will visit the property to check on the clean-up.

8718 Granite Lane – Trailer is gone, but fine totals \$1,000. A statement of fine will be sent.

NEW BUSINESS:

12613 Ivystone Lane - Homeowner's gave notice of installation of new, white garage doors. Thank you.

12213 Shadetree Lane – Approval granted for new garage doors. Thank you.

12504 Raven Way – A complaint received regarding overgrown shrub fence. There was discussion whether the trees and shrubs are a fence. B. Dennis made a motion that the shrubs/trees are not a growing fence and not a violation. J. Keating seconded the motion. The motion was tabled and members will view the property and discuss it at the next meeting.

8716 Granite Lane – The trailer is gone. No letter was sent

8717 Granite Lane – The car cover is ripped and hanging on the ground, but a new cover is on top of the unsightly one. R. Lenart and M. Boddie will look at it.

12411 Eastgate Lane – M. Boddie made a motion to notify the homeowner that the trailer in the driveway is a violation as trailers are not allowed until April 1. B. Dennis seconded the motion and it passed unanimously.

Members discussed whether to include new wording on the approval request form to include the covenant regarding starting an approved project within six months. It was decided to insert the exact language from the covenant.

Members discussed whether a letter or phone call should be the first step in the process of covenant enforcement. If visits are made, no one should go alone. The assistant or member will try to call or email the member first to resolve the issue.

A homeowner expressed interest in joining the committee. M. Boddie will call him to discuss joining the committee.

The next meeting of the ACCC will be Thursday, April 4, 2013 at 7:00 PM at Deerfield Community Center. The meeting adjourned at 8:20 pm.