

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Community Center
Meeting Minutes of April 4, 2013

Committee Members Present: Michael Boddie, Brian Dennis, Jack Keating, Ron Lenart and Pauline Pettitt.

Committee Members Absent with Cause: None.

Community Members Present: Lynn Ardolini, Ken Davidson, Carolyn Dennis, Bob Derrick, Susan Habig, Colin Hebert, and Mary Hughes.

The meeting was called to order at 7:02 PM by M. Boddie. The minutes of the March meeting, transcribed by M. Hughes, were reviewed. J. Keating made a motion to accept the minutes. R. Lenart seconded the motion and it passed unanimously.

OLD BUSINESS:

12203 Brittany Place – The status of the repairs will be surveyed and if not made the fine of \$100 a month will be assessed. J. Keating made a motion to send an update to all concerned parties. P. Pettitt seconded the motion and it passed unanimously.

9207 Ethan Court – R. Lenart and M. Boddie visited the property and it has been cleaned up. The matter is closed.

8718 Granite Lane – Trailer was again parked on the grass and there has been no response from the homeowner regarding the fine and violation. R. Lenart made a motion to turn this over to the attorney. P. Pettitt seconded and it passed unanimously.

12504 Raven Way – S. Habig responded to complaint regarding overgrown bushes and whether they are a fence. B. Dennis made a motion that the shrubbery is not a growing fence and therefore not a violation. P. Pettitt seconded the motion and it passed unanimously. If any trash accumulates on the property, it must be cleaned up by the property owner regardless of where it originates.

8717 Granite Lane – B. Dennis made a motion to send a letter to the homeowner requesting that they remove the tattered car cover completely and secure the new one. He amended the motion to request that they remove the tattered cover completely and *if* they cover the car, secure the new one so that it will not blow off. The motion was seconded and passed unanimously.

12411 Eastgate Lane – Matter regarding trailer is closed. Thank you.

NEW BUSINESS:

8805 Oxwell Lane – Homeowner and tenant requested approval for a 4 foot, chain link fence. K. Davidson answered questions from the committee. L. Ardolini was assured that shrubs or trees could be planted to screen the fence from view. The property lines were discussed as well as concerns regarding dogs. M. Boddie made a motion to approve the request. P. Pettitt seconded the motion and it passed unanimously.

8911 Royal Ridge Lane – R. Lenart made a motion to approve the request to install new siding, roof, shutters, doors and posts. P. Pettitt seconded the motion and it passed unanimously.

B. Dennis made a motion to approve Colin Hebert as a new member of the ACCC. P. Pettitt seconded the motion and it passed unanimously.

The next meeting of the ACCC will be Thursday, May 2, 2013 at 7:00 PM at Deerfield Community Center. The meeting adjourned at 8:50 pm.