

**Montpelier Community Association**  
**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**  
Deerfield Community Center  
July 11, 2013 Meeting Minutes

Committee Members Present: Michael Boddie, Brian Dennis, Colin Hebert, and Ron Lenart.

Committee Members Absent with Cause: Jack Keating.

Community Members Present: Bob Derrick, Val Kaplan, Paul Petit, and Mary Hughes.

The meeting was called to order at 7:08 PM by M. Boddie. The minutes of the April meeting, transcribed by M. Hughes, were reviewed. R. Lenart made a motion to accept the amended minutes. C. Hebert seconded the motion and it passed unanimously.

**OLD BUSINESS:**

12203 Brittany Place - Hole was fixed and property cleaned-up.

12308 Cedarbrook Lane - Another homeowner complaint lodged regarding the uncut grass on this vacant property. A complaint was made to the county June 20, 2013. There is still no posting of foreclosure information on the property.

12509 Cedarbrook Lane - No response to letter sent re house in disrepair (chimney wrapped in plastic, fascia missing or drooping, large car bumper stored in driveway), but it appears that repairs have been made.

8805 Montpelier Drive - B. Dennis and R. Derrick spoke to owner who is not operating a business from his house. He was asked to cover the wood with a black tarp as a courtesy, but owner is in compliance.

12602 Silverbirch Lane - No response to request for signatures and dimensions of the proposed shed.

**New Business:**

9004 Briardale Lane – Approval granted in 2009 has lapsed and homeowner must reapply for approval to replace siding.

12400 Cedarbrook Lane – M. Boddie made a motion to visit homeowner to discuss complaint regarding the weeds and debris in the yard prior to initiating ACCC action. R. Lenart seconded the motion and it passed (Yes votes-M. Boddie, C. Hebert, R. Lenart; Recused-B. Dennis).

12409 Silverbirch – Thank you for notification that the roof is to be replaced with same color shingles.

12411 Eastgate Lane – Homeowner withdrew his request to seal his driveway to resemble a light natural stone.

12413 Eastgate Lane – Homeowner can request approval to fence in part of the yard of the house next door which he also owns. All neighbors who can see the fence will be notified.

12704 Silverbirch Lane – M. Boddie made a motion to visit homeowner to discuss complaint regarding the unfinished siding and plastic hanging off the house for a long time. R. Lenart seconded the motion and it passed (Yes votes-M. Boddie, C. Hebert, R. Lenart; Recused-B. Dennis)

12202 Mt. Pleasant Drive – Homeowner will be asked to have gutters cleaned of trees and debris.

9104 Montpelier Drive – Homeowner will be asked to maintain yard.

12321 Shadetree Lane – A letter will be sent requesting additional information (dimensions, materials and location) before the approval request for the patio replacement, pergola and sidewalk can be considered.

12701 Silverbirch Lane – R. Lenart made a motion to approve the request to replace existing shed with a new wooden, 10x8x8 shed. B. Dennis seconded the motion and it passed unanimously.

8801 Royal Ridge Lane – B. Dennis made a motion to approve the request to paint siding, trim, shutters and door. C. Hebert seconded the motion and it passed unanimously.

Val Kaplan volunteered to assist the committee with surveys of the neighborhood. Her schedule does not permit her to attend the monthly meetings.

The ACCC expressed condolences to the family of Pauline Pettitt. Pauline was an active member of the ACCC since 2010 and all were shocked and saddened to hear of her passing.

The next meeting of the ACCC will be Thursday, August 8, 2013 at 7:00 PM at Deerfield Community Center. The meeting adjourned at 8:23 pm.