

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Recreation Center
January 7, 2016
Meeting Minutes

Committee Members Present: Sean Beaver, Michael Boddie, Toni Byrd, Brian Dennis, Michael Flowe and Jack Keating.
Committee Members Absent: None.
Community Members Present: Bob Derrick, Peter Schultheiss, and Mary Hughes.

The meeting was called to order at 7:06 PM by Chairman J. Keating. There was a quorum to conduct business. The minutes of the December meeting, as transcribed by M. Hughes, were reviewed and T. Byrd made a motion to accept the minutes. M. Flowe seconded the motion and it passed unanimously.

OLD BUSINESS:

- 12509 Cedarbrook Lane – No response to notice of hearing and fine sent 12/4 regarding a van with a flat tire stored in the driveway for months. Notice of fine of \$100/month, starting 12/12/15, will be sent.
- 9213 Montpelier Drive – Homeowner provided emails that he had permission for repairs to 6 ft. stockade fence (2009) and said fence is not in disrepair. T. Byrd made a motion to send a letter thanking him for the information, noting the fence is not leaning, and the matter is now closed. M. Boddie seconded the motion and it passed unanimously.
- 9314 Montpelier Drive – Repairs have been noticed at the house (letter sent 12/4 re front gutters and mold). Monitor.
- 8736 Oxwell Lane – Matter is closed. Thank you.
- 9200 Pleasant Court – Homeowner met compliance with the yard and matter is closed. Thank you.
- 12502 Raven Way – Trailer is gone and the matter is closed. Thank you.
- 12342 Shadetree Lane – Trailer and lawnmower are gone. Thank you. Monitor lamp post.
- 12346 Shadetree Lane – Front of the house looks worse after the letter of 12/4 re items, gas cans, etc. outside front door; car cover, ladder, and other items in driveway. M. Hughes will contact owners to discuss the matter.
- 12210 Shadetree Lane- Letter sent 12/4 re leaning lamppost. B. Dennis will monitor.
- 12207 Valerie Lane – Letter sent 12/4 re ladder and junk in driveway and side of house. Monitor.

NEW BUSINESS:

- 9307 Montpelier – T. Byrd made a motion to reconcile the agreement/approval to reflect that the 6 ft fence was approved for the back of the property and one side. M. Boddie seconded the motion and it passed with J. Keating abstaining. (M. Boddie, T. Byrd, B. Dennis, M. Flowe, S. Beaver voting to approve.)
- 8733 Oxwell Lane – Homeowner requested an exception to install a shed/workspace of 144 sq. ft. (12 'x 12') for woodworking projects. B. Dennis made a motion to approve the request and exception for oversize shed/workspace in back yard. M. Flowe seconded the motion and it passed with S. Beaver abstaining. (B. Dennis, M. Flowe, T. Byrd, M. Boddie voting to approve.)
- 8736 Oxwell Lane – The covenants were reviewed with regard to using “permeable pavers” to replace driveways. B. Dennis made a motion that concrete, permeable pavers are an acceptable surface material for Montpelier driveways. M. Flowe seconded the motion and it passed unanimously. Driveway replacement requires prior approval of the ACCC.
- 12322 Shadetree Lane – S. Beaver made a motion to approve the request for an addition and small covered patio in back of the house, pending receipt of a copy of the approved permits. M. Boddie seconded the motion and it passed unanimously.
- 8745 Oxwell Lane – A structure has been installed in the front yard without prior approval. A letter will be sent.

The Guidelines were discussed and a draft of the proposed revisions will be prepared.

APPROVED ONLINE:

- 12311 Shadetree Lane – Approval granted for 10 x 10 shed in back yard.

NOTIFICATION:

- 9004 Eastbourne - solar installation.
12705 Cedarbrook - notification to remove detached chimney and dead tree.

The next meeting of the ACCC will be the first Thursday of the month, February 4, 2016 at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 8:44 pm.