

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

Committee Members Present: Sean Beaver, Michael Boddie, Toni Byrd, Brian Dennis, Michael Flowe, and Jack Keating.
Community Members Present: Bob and Mary Derrick, and Mary Hughes.

The meeting was called to order at 7:04 PM by Chairman J. Keating. There was a quorum to conduct business. The minutes of the March meeting, as transcribed by M. Hughes, were reviewed and T. Byrd made a motion to accept the amended minutes. B. Dennis seconded the motion and it passed unanimously.

OLD BUSINESS:

- 12509 Cedarbrook Lane – There has been no response to multiple letters and the fine of \$100/month. Both tires on the van are flat. Fine will increase to \$400 on April 12. B. Dennis made a motion to turn the matter over to our attorney. T. Byrd seconded the motion and it passed unanimously.
- 9314 Montpelier Drive – Attorney sent letter re delinquent dues, etc. and ACCC violations. Owners have declared bankruptcy so action stayed, but all of the repairs to the house have not been completed by the April 5 deadline. T. Dennis made a motion to turn the matter over to the attorney to file contempt of court charges. S. Beaver seconded the motion and it passed unanimously.
- 8745 Oxwell Lane – Homeowner’s attorney replied that the homeowner does not believe that “landscape units” require prior approval. M. Flowe made a motion to have our attorney follow ACCC protocol and continue to pursue the matter. T. Byrd seconded the motion and it passed with S. Beaver, T. Byrd, M. Flowe, J. Keating voting yes, B. Dennis voting no, and M. Boddie abstaining.
- 12346 Shadetree Lane – Most of the debris has been removed. Thank you.
- 12400 Cedarbrook Lane – Homeowner cleaning up the yard and fixing chimney. Letter sent 3/8 thanking her and offering assistance and will revisit May 1.
- 12237 Shadetree Lane – The car has been removed. Thank you.
- 12807 Silverbirch Lane – The committee discussed enforcement of wireless/invisible fencing. B. Dennis made a motion to allow invisible fencing (wireless) as long as the animal is not aggressive. M. Flowe seconded the motion which passed with S. Beaver, T. Byrd, B. Dennis, M. Flowe voting yes and M. Boddie abstaining.
- 9205 Pleasant Court – S. Beaver made a motion to approve the 10’ x 12’ shed, contingent on the height being 10 feet or less and the oversized shed being removed first.
- 12320 Shadetree lane – Most of the debris in the driveway has been removed. Thank you.
- 12332 Shadetree Lane – The mold/algae has been removed. Thank you.
- The Board has not yet approved the Guidelines. It will be discussed at the next Board Meeting.

NEW BUSINESS:

- 12332 Shadetree Lane – The request to build a playhouse for grandchildren in the back yard was approved unanimously.
- 8905 Royal Ridge Lane – The request to build an 8’ x 10’ shed in the back yard was approved unanimously.
- 12502 Raven Way – A letter will be sent to the homeowner and tenant in regard to a structure installed without prior approval.
- A pamphlet regarding County Code for communities and homeowners was distributed and discussed.

NOTIFICATION:

- 8726 Oxwell Lane – Dumpster notification.
- 12308 Shadetree Lane – Notification of new windows.
- 9110 Montpelier Drive – Owner is removing sheds and privacy fence due to flooding from stream.

APPROVED ONLINE:

- 8900 Royal Ridge Lane – 8’ x 7’ shed approved.
- 12203 Shadetree Lane – 8’ x 12’ shed approved.
- 12209 Shadetree Lane – Addition to rear of house approved. The fence will be repaired using existing posts.

The next meeting of the ACCC will be the first Thursday of the month, May 5, 2016 at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 8:52 PM.