

**Montpelier Community Association**  
**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**  
Deerfield Recreation Center  
June 2, 2016  
Meeting Minutes

Committee Members Present: Michael Boddie, Toni Byrd, Michael Flowe, and Jack Keating.  
Committee Members Absent with Cause: Sean Beaver and Brian Dennis.  
Community Members Present: Michelle Gimbert and Mary Hughes.

The meeting was called to order at 7:24 PM by Chairman J. Keating. There was a quorum to conduct business. The minutes of the April meeting, as transcribed by M. Hughes, were reviewed and M. Boddie made a motion to accept the minutes. T. Byrd seconded the motion and it passed unanimously.

**OLD BUSINESS:**

12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1. Hold to next month.  
9314 Montpelier Drive – Due to extensive legal issues with this matter, M. Boddie made a motion to turn this matter to the Board of Trustees for further action. T. Byrd seconded the motion and it passed unanimously.  
8745 Oxwell Lane – T. Byrd made a motion to refer this matter to the Board of Trustees and request that they obtain the appropriate documentation from the homeowners regarding the structure installed without prior approval. M. Flowe seconded the motion and it passed unanimously.  
12400 Cedarbrook Lane – T. Byrd made a motion to send the homeowner a letter regarding the status of the house and yard clean, the completion date and the status of the clothesline. M. Boddie seconded and it passed unanimously.  
12502 Raven Way – Homeowner did not authorize installation of a shed and had the tenant remove it. Thank you.

**NEW BUSINESS:**

12607 Cedarbrook Lane – Gutters are detaching from the main structure. A letter will be sent.  
12201 Cedarbrook Lane - Gutter looks like it is becoming detached over the garage; mold, and trim over the master bedroom (Framingham) is either missing or needs paint. A letter will be sent.  
8713 Granite Lane – Sign advertising childcare is still in front of the house. This was discussed in November and considered temporary. J. Keating observed that the sign is on the county property and they should be asked if this is in violation of county regulations.  
8904 Montpelier - Gutter appears to be bent or coming away from the house. A letter will be sent.  
9309 Montpelier – J. Keating will check into a report of a hole on upper left side of house near the chimney.  
12202 Mt. Pleasant – There was a complaint last year that a car repair service was operating at the house and new complaints have been received. A letter was sent, but ACCC received no response. T. Byrd made a motion to send a follow-up letter to the homeowner asking if car repair service is operating at the home and request a response by June 30. M. Boddie seconded the motion and it passed unanimously.  
The Board approved the Guidelines at their May board meeting.

**APPROVED ONLINE:**

8905 Orwood – Approval granted for privacy screen on existing 6 ft fence.  
8766 Oxwell – Approval granted for painting, solar, etc.  
8739 Oxwell – Approval granted for new driveway, patio and pergola.  
12201 Mt. Pleasant – A letter was sent to homeowner regarding overgrown lawn. Homeowner complied. Thank you.  
12206 Mt. Pleasant – Approval granted for 18 feet of 6 ft. fencing. Owner has a pool.

**NOTIFICATION:**

12701 Cedarbrook Lane – Notification of new roof and dumpster.  
8706 Crestmont Lane – New owner is installing a new roof and windows and landscaping. Will have a dumpster in June.  
12402 Eastgate Lane – Dumpster notification. Approximately 5/4 to 5/18.  
8702 Granite Lane – Notification of replacement of unsound north wall of home, roof and dumpster.  
9307 Montpelier Drive – Notification of installation of sidewalk along garage side of yard.

The next meeting of the ACCC will be the first Thursday of the month, July 7, 2016 at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 7.52.