

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Recreation Center
December 1, 2016
Meeting Minutes

Committee Members Present: Sean Beaver, Brian Dennis, Michael Boddie, Jack Keating and Michael Flowe
Community Members Present: Michelle Gimbert

The meeting was called to order at 7:02 PM by Chairman J. Keating. There was a quorum to conduct business. M. Boddie nominated J Keating as Chairperson of the ACCC, S. Beaver seconded the motion and it passes with J. Keating abstaining. The minutes of the October meeting, as transcribed by M. Gimbert, were reviewed and a motion was made by M. Boddie to pass the minutes as amended. It was seconded by S. Beaver and the motion passed unanimously.

OLD BUSINESS:

- 12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1st. Still no payment. No response to letters. The information was sent to Attorney and will be tabled. We are waiting to hear from attorney.
- 12607 Cedarbrook Lane – Gutters are detaching from the main structure. A letter sent from home owner that she is working on the house and will take care of it soon. Monitor.
- 12210 Shadetree – there is a lot of trash at both ends of the driveway and beside the garage. Trash problem has improved but still needs work.
- 12703 Cedarbrook – requesting permission to install a 42” high chain link fencing in back yard connecting to neighbor’s fences. **There is an easement question. A letter was sent requesting that the home owners get permission from WSSC granting to put fence over easement. The home owner provided a letter from WSSC stating that they were authorized to build the fence over the easement.** B. Dennis made a motion to approve the fence and it was seconded by S. Beaver. The motion passed unanimously. The homeowners will be notified.

New Business:

- 12210 Shadetree – Home owner has put in a request to erect a fence around the back yard. The fence has already been put up and encompasses a small section of the side yards which is not allowed according to the covenants. It was agreed that a letter be sent to the homeowner requesting they comply with the request to clean up the trash from their yard first. **It was agreed that the fence would be approved since it is only a very small section of the side yard and will be requested that in the future they place the request in advance allowing the ACCC to review and approve before they take action.**
- 8817 Churchfield – The home owners supplied a request for a shed to be placed in their rear yard. Upon review the committee approved the request.
- 12245 Shadetree – The homeowners sent in a request for a fence replacement. This is a 6 foot fence but is around a swimming pool. B. Dennis motioned that we approve this request and it was seconded by S. Beaver and passed unanimously. The home owners will be notified.
- 8707 Granite – The home owner presented a request for a 350 square foot patio. This was approved. A letter will be sent.
- 12241 Shadetree – Complaint of trailer in the driveway. A letter will be sent.

After some discussion S. Beaver made a motion that the Chairperson should vote on all motions. The motion was seconded by M. Flowe and passed with J. Keating abstaining.

Notifications:

12501 Ivory Pass – Roof Replacement

A motion was made by M. Boddie 8:02 pm to Adjourn. The motion was seconded by S. Beaver and passed unanimously. The next meeting of the ACCC will be the first Thursday of the month, January 5, 2017 at 7:00 PM at Deerfield Recreation Center, pre-school room.