

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

July 15, 2003

Trustees in Attendance: Sue Alvarez, Todd Matejovich, Paul McCullagh, Richard Rumke, and Jeri Witt.

Trustees absent with cause: Tricia Douville, Ken Jacobs, Shawn Kelly, and Georgianne McNeirney-ReWalt.

Community Members present: Ken Basic, Mary Lee Chatrnuck, Richard Dengler and Mary Hughes.

Trustee McCullagh called the meeting to order at 6:48 PM and noted for the record that there was a quorum.

Secretary's Report:

The June minutes were reviewed. The motion was made and seconded to accept the minutes. The motion passed unanimously. Eight assessments remain unpaid, but two of these are in bankruptcy.

Treasurer's Report:

No report. Trustee McCullagh reported that all bills are being paid on time.

Committee Reports:

FACILITIES, Richard Dengler, Chair

Trustee McCullagh reported that a rough area in the baby pool was discovered prior to the July 4th weekend. A small patch of the area would cost \$500 or the entire bottom of the pool could be resurfaced for \$3,500. The executive committee convened and authorized the complete repair of the baby pool. The repairs have been completed.

Some replacement chairs have been purchased for the pool. Not all of the allotted \$2,500 was spent and the committee may purchase additional umbrellas.

The gate attendants are working well for the most part, but the board needs to clarify when, or if, pool passes expire. The board agreed that passes have no expiration date and requested that someone be in the gate office at all times.

The drinking fountain near the tennis courts is still broken after several attempts to fix it. This has been a recurring problem. Several board members expressed concern that public drinking fountains are unsanitary. A motion was made and seconded to remove the drinking fountain for health reasons. The motion passed unanimously.

TRAFFIC, Shawn Kelly, Chair

A speed awareness day is planned. Volunteers are needed to help. Ms. Chatrnuck, Trustee Rumke, Mr. Dengler and Mr. Basic volunteered their services.

ACCC, Jeri Witt, Chair

Trustee Witt filed a report from the last ACCC meeting. Highlights include:

- Homeowner on Eastbourne put in shrubbery around the two-story shed
- Paperwork will be submitted for a day-care on Oxwell
- Community Standards contacted regarding untagged cars on Fernwood
- A survey was completed and letters have gone out to inform residents of unresolved violations.
- In September boat owners will be reminded of covenant compliance.
- When the ACCC receives an application, they propose that candidates attend a meeting or two before voting on new members. The committee feels that will allow applicants to see what the ACCC does and how it works and then decide if they still wish to join.

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At the suggestion of a community member, a letter was sent to the Department of Public Works requesting that the county prune all of the trees lining the streets of Montpelier.

Trustee Witt requested that the board consider what the community can do to help older neighbors maintain their homes.

GOVERNING DOCUMENTS, Ken Basic, Chair

The GDC asked the board and the ACCC to examine Section 5, "Parking" and give the GDC their opinions and suggestions.

SOCIAL AND RECREATION, Cheryl Moran, Chair

No report.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that Operation Secure Neighborhood worked well and the county police will try to continue it throughout the summer. No crimes reported in the neighborhood.

NOMINATIONS, Mary Lee Chatrnuck, Chair

Mrs. Chatrnuck reported that one potential candidate has a conflict with Tuesday night meetings. She has had no response from others. No nominations have come in for the three vacancies for the board.

Old Business:

Beautifying the Montpelier entrance sign was discussed. Trustee Witt composed a letter to MNCPPC requesting permission for members to beautify the area. There are volunteers ready to care and maintain a garden, but MNCPPC will not accept responsibility for any damage caused by mowers etc.

The annual meeting is confirmed for September 21, 6-9 PM, at Deerfield Run Elementary School. A microphone is needed for the annual meeting. Mr. Dengler volunteered to take care of it.

Our lawyer will be consulted regarding the statute of limitations and what constitutes contact with homeowners in covenant violations.

New Business:

Trustee Matejovich reported that the grass at the power lines had finally been cut. It is the responsibility of BGE.

Mr. Dengler is having two "white papers" generated regarding pool covers and parking lot replacement.

A motion was made to authorize Mary Hughes to purchase a new tape recorder, not to exceed \$100, for recording the board meetings. The motion passed unanimously.

Comments from Attending Members:

Ms. Chatrnuck reported that a homeowner wanted the board to handle a problem to her property caused by a neighbor's renovations. Ms. Chatrnuck explained that this was not a matter for the association, but that Code Enforcement would be able to rectify the problem.

The August meeting will be held on **Tuesday, August 19 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 8:16 PM. The motion was approved unanimously.