

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

November 18, 2003

Trustees in Attendance: Gerri Berman, Tricia Douville, Miya John, Shawn Kelly, Todd Matejovich, Paul McCullagh, Jeri Witt and Lucy Young.

Trustees absent with cause: David Hartley

Community Members present: Ken Busic, John Cholod, Richard Dengler, Brian Dennis, Kenny Dudley, Mark Haag, Dan Hill, Mary Hughes, Liz Matejovich, Rick and Mary Ridgeway.

Trustee McCullagh called the meeting to order at 6:50 PM and asked for a roll call. A quorum was present.

Trustee McCullagh reported that the power company trucks that posed a hazard on Cedarbrook and Mt. Pleasant have been permitted to park at night in the pool parking lot. He also reported that the Executive Committee authorized a purchase of Quick Books for the Treasurer's use.

Secretary's Report, Lucy Young:

The October minutes were reviewed. A motion was made and seconded to accept the minutes. The motion passed unanimously.

Treasurer's Report, Gerri Berman:

Trustee Berman met with Mrs. Jacobs and retrieved the computer files and all remaining MCA files. She reported that the books are in very good shape. Financial statements were distributed to the board members.

At the suggestion of a community member present, a separate column will be created for the RRF to make the amount more obvious.

Trustee McCullagh asked the board to review the budget. A budget must be approved in December and then be printed in the January newsletter. The treasurer recommended that the assessment remain the same.

A motion was made and seconded to engage the current auditors for \$2,300. The motion passed unanimously.

Committee Reports:

WEB COMMITTEE

Mr. Haag presented a bill for the web hosting service, \$151.60 for April through November, 2003. Motion was made and passed unanimously to reimburse the committee member paying for the service. Mr. Haag reported that the committee was satisfied with the web host and recommended an annual contract with the web host (\$210.00). A motion was made and seconded to accept the current web host and pay \$210 for one year of service. The motion passed unanimously.

FACILITIES, Richard Dengler, Chair

- The pool cover, which did not fit properly, should be installed this week. The leaves will be removed and the pool "shocked" clean. Mid-Atlantic will charge \$150 month to monitor chemical levels, check the water level, check for water in the lines.
- The tennis courts will be cleaned of leaves until December.
- Renewed contracts set with Mid-Atlantic and Green Thumb.

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- A “white paper” regarding the pool parking lot repairs will be presented at a future meeting.

TRAFFIC, Shawn Kelly, Chair

Trustee Kelly reported that after fifteen months, the dedicated left turn light is being installed at Montpelier Drive. There were two accidents, including a fatality in the previous week. He inquired regarding installation of a traffic camera at the intersection.

ACCC, Jeri Witt, Chair

Trustee Witt filed a report from the last ACCC meeting. (Copy attached.) Highlights:

- Several sheds approved.
- Community standards called regarding boats parked in the street and leaves raked into the street.
- Daycare center is being operated without a license.
- A professional sign was larger than approved by the ACCC

The ACCC assessed fines for several violations. 12320 Shadetree assessed \$1,000 fine for not getting prior approval before building a five-foot fence and a driveway extension. Two other violations were not fined. The homeowner was present and submitted the required forms from neighbors and stated that the fence was in place when the home was purchased. The homeowner also stated that they had not received a resale package. A motion was made and seconded to reduce the fine to \$50.00 for this instance of failure to secure prior approval based on mitigating circumstances. The motion passed with Trustees Witt and John abstaining.

A motion was made and seconded to approve the other fines assessed by the ACCC. The motion passed with Trustee Witt abstaining.

GOVERNING DOCUMENTS, Ken Busic, Chair

Mr. Busic still asking for input from the board on Article IV, Section 5, "Parking." The committee plans to present covenant changes this spring and will be ready for a vote at the annual meeting.

SOCIAL AND RECREATION, Cheryl Moran, Chair

No report. The tree lighting contest will take place in December.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that Operation Safe Neighborhood was successful. Over the past three months, there were two houses broken into and four stolen cars in Montpelier. If community wishes a police officer can be hired to patrol the neighborhood over the holiday season. Please take time to keep an eye out for unusual activity in the neighborhood.

Old Business:

Legal Issues: Trustee McCullagh reported that he was dissatisfied with the current firm of Nagle and Zaller. He had problems contacting them and getting a response from them. He recommended hiring sole practitioner attorney, Corrine Rosen.

Trustee Matejovich met with Mr. Zaller (Nagle & Zaller) to discuss legal services. A detailed status report was submitted to the board explaining all current legal issues. Trustee Matejovich volunteered to work with the current attorney to improve communication.

Discussion followed. Trustee Witt reported that she had never received a letter, which she had asked the attorney to prepare for the ACCC committee. A question was also raised why a former board member was being sent information intended for the board. A motion was made to terminate the legal relationship with Nagle and Zaller and to work with Corrine Rosen, Esquire. The motion was

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seconded and discussed. The motion passed with Trustee Matejovich opposed and Trustee John abstained.

New Business:

A motion was made and seconded to raise the newsletter advertising rates from \$85 to \$100 for a full-page monthly ad (and other ads accordingly) and to offer advertisers paying for the year in advance to pay at the 2003 rate. The motion passed unanimously.

Motion was made and seconded to authorize fifty hours of off-duty police patrolling during the holiday season at \$20.00 per hour. The motion passed unanimously.

Comments from Attending Members:

None.

The next meeting will be held on **Tuesday, December 16, 2003 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 8:51 PM. The motion was approved unanimously.

Montpelier Community Association, Inc.
Architectural Control & Compliance Committee