

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes

May 18, 2004

**Trustees in Attendance:** Gerri Berman, Patricia Douville, David Hartley, Shawn Kelly, Paul McCullagh, Jeri Witt and Lucy Young.

**Trustees absent with cause:** Miya John and Todd Matejovich.

**Community Members present:** Ken Busic, Richard Dengler, and Mary Lee Chatrnick.

The meeting was called to order at 6:50 PM. A quorum was present for conducting business.

### **Secretary's Report,** Lucy Young:

The board reviewed the April minutes. Trustee McCullagh amended the minutes. A motion was made to accept the minutes as amended. The motion passed unanimously.

The attorney sent notice letters to all delinquent members and any checks without attorney fees included are returned to the attorney. Future letters should notify delinquent members that they cannot use the pool until their account is clear.

### **Treasurer's Report,** Gerri Berman:

Little activity to report. Some outlay for start up of pool.

### **Committee Reports:**

**FACILITIES,** Richard Dengler, Chair

Mr. Dengler reported on the investigation into the pool vandalism. Mr. Dengler will be out of town for three weeks and needs a board member to step in and assume his duties. Motion was made to accept Trustee Hartley to this position. The motion passed unanimously.

Greenthumb is mowing grass every ten days. If questions arise, Mr. Rewalt should be consulted.

**TRAFFIC,** Shawn Kelly, Chair

Trustee Kelly reported no response to his request for a red light camera. He will contact them again.

Two recent accidents occurred, but there was no information available. Department of Transportation says that no changes will be made to the dedicated left turn light on Rte. 197, but Trustee Kelly will continue to pursue a request to make it flashing late at night. ACTION REQUIRED.

Trustee McCullagh passed on a letter from a resident regarding opening Montpelier Drive to Muirkirk Rd. Discussion followed about the request. This was suggested in prior years and dismissed because there was no money for funding; it was fought by residents at the end of Montpelier Drive and also in Montpelier. Many did not want it opened because it might increase traffic, trucks, and crime in the area.

A question was raised about the school on Northpoint proposed last year. It will not be built there because three homes would have been demolished and there is a water drainage problem along Northpoint.

**ACCC,** Jeri Witt, Chair

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

- Seven visits regarding unregistered vehicles.
- Boat on Montpelier Drive is on MNCPPC property.
- ACCC added a line to approval form in order to have the option to look at the property after approved changes are complete.
- The Committee worked with neighbors over a shed dispute.
- Trustee Witt called all members whose property was incorrectly identified as having violations in the last newsletter. She explained that a draft ACCC report was reprinted instead of the final copy.
- Improvements have been made to the home on Oxwell and more are scheduled.

**GOVERNING DOCUMENTS,** Ken Busic, Chair

Mr. Busic thanked board members who commented on the proposed changes. Portable structures (PODS) have been added and a definition of parking and storing. He asked if the board wanted to add the number of axels as a further restriction. The final draft must be ready by June 15 so that it is printed in the newsletter.

The community can review it and then a consent ballot will go into the next newsletter with any changes. Board members must give all comments to Mr. Busic this week. ACTION REQUIRED.

**SOCIAL AND RECREATION, Miya John, Chair**

No report. Trustee McCullagh said that unfortunately the weather was extremely hot and very few attended the Meet the Neighbors picnic. He reminded all of the yard sale at the pool this Saturday and that donations are accepted for a table to benefit the Benevolent Fund.

**SECURITY, Richard Dengler, Chair**

Mr. Dengler and Mr. Beaver are working on the vandalism issue. The flyer was an excellent idea. A new transformer is being installed and the fenced in area around old transformer may not be replaced. Lights, security camera, motion detectors may be needed in future. The pool cover did not lower the insurance premium and only installation of a 12-foot fence will lower the insurance. Trustee McCullagh said more data is needed. ACTION REQUIRED,

**NOMINATIONS, Mary Lee Chatnuck, Chair**

Mrs. Chatnuck must know if the current board members will run again. At least one position must be filled because Trustee Berman is moving. The application form will be printed in the next newsletter.

**Old Business:**

Trustee Berman is adding a rider to the insurance for coverage on visiting swim teams. The pool, tennis courts, common grounds, playground are all covered for liability, but only the pool is covered for property damage. Adding the coverage will cost \$275 for every \$10,000 coverage and \$500 deductible. ACTION REQUIRED.

**New Business:**

Trustee Berman requested a statement of purpose of the Benevolent Fund. It is needed for accounting purposes. ACTION REQUIRED.

A list of donators to the fund will be published in newsletter. ACTION REQUIRED.

Trustee McCullagh discussed the request to use the pool facilities for a large party. The governing documents state the facilities are for the enjoyment of the members. A board member questioned if a party of that size could prove a distraction to lifeguards and pose a danger. The party under consideration is not a pool party, but the member should let managers and the gate attendant know to expect that guests might be using the rest rooms. A motion was made to allow this June 24<sup>th</sup> party as described with no pool use. The motion passed with one abstention.

Trustee Douville asked if swim meets need board approval. As meets are held during hours when the pool is not open to members, approval is not needed, but the dates should be made public.

A motion was made and seconded to hold the Annual Meeting on September 19 at 7:00 PM. It was unanimous. The room must be reserved and door prizes solicited. ACTION REQUIRED.

Trustee Douville reported that the swim team would purchase a new water basketball hoop for the pool. The board accepted.

**Comments from Attending Members:**

None.

The next meeting will be held on **Tuesday, June 15, 2004 at 6:45 at Deerfield Recreation Center, preschool room**. The motion was made and seconded to adjourn at 8:10 P.M. The motion passed unanimously.