

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room August 9, 2005

Trustees in Attendance: John Bertak, David Hartley, Suzanne Haversack, Susan Mathis, Paul McCullagh Jeri Witt and Lucy Young.

Trustees absent without cause: Miya John.

Trustees absent with cause: None.

Community Members present: Amanda Ball, Jonathan Buck, Ken Busic, John Cholod, Julia Coldren-Walker, Richard Dengler, Brian Dennis, John & Daryl Ann Doane, Robert & Regan Walter, and Jeffrey, Alex & Tracy Wilson

Trustee McCullagh called the meeting to order at 6:45 PM. A quorum was present for conducting business. Trustee McCullagh welcomed several MCA Members that were at the meeting for the first time. It was noted that some of the members were present to represent two cases that were referred to the board for action from the ACCC. These cases would be reviewed immediately following the ACCC report.

Secretary's Report, Lucy Young:

Trustee Young presented the July minutes. A motion was made to approve the minutes and passed unanimously.

Treasurer's Report, David Hartley:

Trustee Hartley distributed the treasurer's report. Trustee Hartley would like to start using Quick Books automated check writing software and checks. The MCA currently pays for standard checks. A motion was made to approve the purchase, not to exceed \$300, of the check writing software. The motion was seconded and passed unanimously.

Committee Reports:

FACILITIES, Richard Dengler, Chair

Mr. Dengler submitted a written letter of resignation to be effective immediately.

TRAFFIC

No report.

ACCC, Jeri Witt, Chair

Trustee Witt submitted the August report (copy attached). Highlights:

- Community Standards has been called regarding graffiti at Fernwood Turn.
- 3 new fines levied and one fine reduced.
- Invisible fences are not allowed in front yards and prior approval is required.
- Trustee Witt thanked Jan McCullagh for accepting the position of Chair of the committee.
- Appeal for House Modification at 8745 Oxwell Lane. Drs. John and Daryl Doane requested that the ACCC approve a bump out of the exterior-side wall to allow a modification of their Jamestown model in order to make their bathroom handicap accessible. The ACCC had a split decision on this request and voted to forward this to the board since the Governing Documents did not seem to permit this type of exterior modification. After hearing arguments for both sides, Trustee McCullagh advised that ADA laws require that whenever possible accommodations must be made to make houses handicap accessible. A motion was made to approve the modification to allow the bathroom to be enlarged for ADA provisions and the motion passed unanimously.
- Appeal for House Addition at 9213 Montpelier Drive. Mrs. Wilson presented architectural plans and specifications for adding an addition on their Eton model house. The ACCC had a split decision on this request and voted to forward this to the board since the Governing Documents did not seem to permit this type of exterior modification. Prior to hearing the appeal, Trustee McCullagh advised the board that he reread the Governing Documents in detail, consulted with legal counsel, and studied the submittals for the appeal. Both sides of the issue were presented before a vote was taken. A motion was made to approve the addition. It was seconded and approved with Trustee Haversack abstaining. It was noted that every request for a house alteration or modification is considered on its own merits. Article IX, Section 3 of the Governing Documents specifically states that "Approval of plans and specifications shall not be construed as a waiver of the right of the ACCC to disapprove identical plans and specifications in the event such plans are submitted for use by another Member."

GOVERNING DOCUMENTS, Ken Busic, Chair

No report.

SECURITY, Richard Dengler, Chair

No report.

WEB COMMITTEE, David Hartley, Chair
No report.

POOL COMMITTEE, Suzanne Haversack, Chair

Pool diapers were discussed. A sign had been put up at the pool banning diapers and swim diapers from the main pool. Several parents voiced opposition to the decision. Trustee Haversack reported that the pool committee had not authorized the sign and it was not determined who put up the sign. It was decided that the policy allowing swim diapers in the main pool would continue for the rest of the 2005 season. The policy will be reevaluated for the 2006 swim season.

SOCIAL, Susan Mathis, Chair

A motion was made to appoint Susan Mathis as chairperson of the Social Committee. Trustee McCullagh reported that Trustee John resigned as chairperson due to family and school commitments. The motion was seconded and approved unanimously.

NOMINATIONS, Susan Mathis, Chair

Trustee Mathis reported that the time to turn in a nominations form had been extended because more nominees were needed. She reminded the current board members running for re-election to turn in a new biography. Biographies will be published in the September-October newsletter.

Old Business:

The date of the Annual Meeting was confirmed, Sunday, September 18, 2005 at Capitol College.

New Business:

Trustee McCullagh reported that he was hoping to get additional speakers for the Annual Meeting. He hopes to encourage more community members to attend the Annual Meeting.

Comments from Attending Members:

None.

The next meeting will be held on the second **Tuesday** of **September, September 13, 2005 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:45 P.M. The motion passed unanimously.