

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room September 13, 2005

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

Trustees absent without cause: Miya John.

Trustees absent with cause: Susan Mathis

Community Members present: Julia Coldren-Walker, Jan McCullagh, Fran Shellenberger and Mary Hughes.

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

Secretary's Report, Lucy Young:

The voice recorder failed to capture the minutes of the August meeting. Trustee McCullagh distributed a draft from his notes and asked all committee chairs and trustees to review and modify them. They will be presented at the October meeting for review and approval. ACTION REQUIRED.

Treasurer's Report, David Hartley:

Trustee Hartley presented the draft 2006 budget. A Quick Books profit and loss statement was reviewed. As required, 10% of the Operating Fund has been transferred to the RRF. The total RRF should be shown and Trustee Hartley will email that figure to the board. Trustee Witt questioned several items regarding fines and the Benevolent Fund donations. She stated that the amounts were incorrect and she would research the discrepancies. A draft budget for the full year, rather than a profit and loss statement, must be reported at the Annual Meeting and printed in the January newsletter. Trustee Hartley will email a revised budget to the board. ACTION REQUIRED.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

- Trustee Haversack reported that the pool closing went well. The furniture has been put away and the bathrooms are almost empty. Repairs to the screens and doors can be started. The computer and books need to be retrieved from the guard office. ACTION REQUIRED.
- A lot of trash has been left at the dumpster. The gate needs to be open for the trash people who come in at 6 AM Thursday morning. Trustee Haversack will check with R. Shoupe to make sure the gate is left open Wednesday night. ACTION REQUIRED
- Trustee Haversack recommended that the white coating and tile repairs be done. A proposal has been drafted by Community Pools. Three bids must be solicited for any expenditure over \$1,000. Trustee McCullagh will assist in bid solicitation. ACTION REQUIRED
- The contract with Community Pools is a three-year contract. The set price for pool management for 2006 is \$43,450. Trustee Haversack felt that poor communication hampered the initial impression and relationship with this company. Questions were raised why the community did not get the two pool parties which were promised during the proposal and why no aerobics, scuba and other lessons were offered as had been promised. Trustee Haversack will review the complaints with Community Pools representatives. ACTION REQUIRED.
- Trustee McCullagh proposed that any further action on the pool be postponed until the new board is convened. Trustee Bertak and others thanked Trustee Haversack for her work as pool chairperson.

TRAFFIC

Trustee Bertak volunteered to chair the committee. If the community wants speed bumps on Mt. Pleasant, Trustee McCullagh can assist in the process.

ACCC, Jan McCullagh, Chair

Ms. McCullagh reported:

- Invoices have been sent for fines.
- Invisible fence is considered a fence for ACCC purposes and may not be in the front yard. The homeowner will work with their vendor to comply.
- A resident fined for putting in a fence without prior approval has obtained an attorney.

GOVERNING DOCUMENTS

No report.

FACILITIES

No report.

SOCIAL, Susan Mathis, Chair

The teen party was a success with 35 middle and high school age teens attending. A Teen Advisory Committee was formed. The Labor Day party was also a success with 130 adults and children attending. Preparations for the October 15 Fall Festival are well under way. A moon bounce, cotton candy, pumpkins and possibly pony rides are planned. The Cookbook deadline has been extended through the end of September and will be ready for distribution in October. Events planned for the December holidays are neighborhood caroling and a cookie exchange.

SECURITY, Richard Dengler, Chair

No report.

WEB COMMITTEE, David Hartley, Chair

Trustee Hartley has been researching alternative web site companies specifically for HOA's. In a future meeting, Trustee Hartley will make a formal presentation to the board. He feels that it can be a source of revenue through paid advertising. **ACTION REQUIRED.**

Old Business:

Legal Affairs: Trustee McCullagh reported that only three assessments remain outstanding.

New Business:

The agenda for the Annual Meeting was distributed and discussed. Trustee McCullagh also presented six email messages to be sent out on the Yahoo group list to generate interest in the Annual Meeting. The meeting location is Capitol College and everyone should remind their neighbors of the new location.

Refreshments for the Annual Meeting were discussed. A motion was made to discontinue refreshments at the Annual Meeting. Discussion followed and a suggestion was made to offer refreshments after the meeting. The motion was amended to coordinate with the Social Chairperson, giving her the final decision whether to offer refreshments after the meeting or to discontinue them altogether. The motion passed unanimously. Trustee Witt will contact the social chairperson. **ACTION REQUIRED**

One additional speaker, a Montpelier resident and local PTA representative, was added to the agenda.

Comments from Attending Members:

A suggestion was made to redirect anyone who mistakenly goes to the old location, Deerfield Elementary School, for the Annual Meeting. A sign will be posted at Deerfield with directions to Capitol College. **ACTION REQUIRED**

Also a suggestion was made to put a large print subject line in emails asking neighbors to print out emails for those without email.

After the new board is elected, Trustee Witt volunteered to once again look into installing a community events sign on the common grounds. **ACTION REQUIRED**

The next meeting will be held on the second **Tuesday of October, October 11, 2005 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:07 P.M. The motion passed unanimously.