

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room November 8, 2005

**Trustees in Attendance:** John Bertak, Suzanne Haversack, David Hartley, Susan Mathis, Paul McCullagh, Julia Coldren-Walker, Maribeth Petit, Kendra Wagner and Lucy Young.

**Trustees absent with cause:** None

**Community Members present:** Mary Hughes.

Trustee McCullagh called the meeting to order at 6:50 PM. Roll was taken and a quorum was present for conducting business.

### **Secretary's Report, Kendra Wagner:**

The minutes of the October meeting were reviewed. Trustee McCullagh made the motion to approve the minutes. The motion was seconded and passed unanimously.

### **Treasurer's Report, Julia Coldren-Walker:**

Trustee Coldren-Walker reported that it would be wise to transfer large amounts in the checking account into a higher yield account to maximize earnings for the association. She is still collecting account information and will contact Wachovia about charges associated with moving funds. ACTION REQUIRED. A draft budget was distributed and committee chairs were asked to review and comment on the draft. ACTION REQUIRED. The treasurer reported that the newsletter deliverers were paid twice for the last newsletter delivery and she will notify them of the mistake. It was noted that the landscaping charges seem high and the new facilities chair will be asked to review the contract and solicit bids. ACTION REQUIRED.

### **Committee Reports:**

#### **POOL COMMITTEE, Suzanne Haversack, Chair**

Trustee Haversack reported that pool repairs are underway. Several unforeseen problems (the "shelf" in the baby pool had substandard concrete and 800 sq feet of hollow area discovered beneath the "well") added to the cost of repairs. Repairs and new equipment is still under budget. The workers were turning off the lights in the parking lot, which created problems with loitering after dark. They were instructed to leave the lights on. Trustee Haversack reported that the tile color could be changed to a more modern dark blue color at a cost of \$4,000. Trustee Mathis made a motion to get dark blue tiles at a cost of \$4,000. The motion was seconded and passed with Trustee McCullagh abstaining. The sliding board purchase was included in the cost of the contract. White coating should be completed next week and Trustee McCullagh requested that the pool company verify that the water pressure is adequate to fill the pool fast enough to assure that the curing process is not compromised. ACTION REQUIRED.

#### **TRAFFIC, John Bertak, Chair**

Trustee Bertak reported that he did not send out any letters regarding speed bumps on Mt. Pleasant. He will write a newsletter article for each issue and he plans to send an email asking neighbors to send him information if they observe speeding commercial vehicles or other traffic problems. ACTION REQUIRED.

#### **ACCC, Jan McCullagh, Chair**

Ms. McCullagh did not attend the meeting, but Trustee McCullagh reported that there was no significant information to report from the last ACCC meeting. Trustee McCullagh will work to get a representative from the ACCC to report to the board. ACTION REQUIRED.

#### **FACILITIES, Paul Petit, Chair**

No report.

#### **SOCIAL, Susan Mathis, Chair**

Trustee Mathis reported that she received 70 cookbook orders. She decided to delay printing until she could get more orders and add additional recipes. The cookbooks should be printed this spring. The Santa visits and the holiday decorations contest are scheduled and emails will go out after Thanksgiving. The "Winner" signs are stored at the pool and Trustee McCullagh requested that they be examined and if they are in poor condition they might need to be refurbished. ACTION REQUIRED.

SECURITY, Richard Dengler, Chair  
No report.

WEB COMMITTEE, David Hartley, Chair

Trustee Hartley reported that he picked up the pool computer and dropped it off at Ms. Hughes' house. He suggested that Ms. Hughes join the Web Committee and take on some of the approval process. Trustee Hartley is trying to create a web-based database of the community. Trustee Hartley continued to research the online management companies, but he now feels that we are doing a better job than anything he has seen to date.

**Old Business:**

Ms. McCullagh's term as chair of the ACCC expires in December and a new chairperson is needed. Trustee Petit and Paul Petit have expressed interest in the committee. They will consider joining the committee. ACTION REQUIRED.

Signatory cards were completed and the treasurer, vice president, president and executive board representative are authorized to sign checks. MCA procedures require two signatures on every check.

Trustee McCullagh authorized Ms. Hughes to have our attorney look into the home in bankruptcy and take whatever legal action is authorized to collect past due assessments. In addition, legal action will be taken on any remaining past due 2005 assessments. ACTION REQUIRED.

Trustee McCullagh reported that a check recently received from a homeowner over an ACCC fine will be returned to the homeowner because she has been making repairs to the home. A board member questioned the repairs and the ACCC will be asked to verify that the repairs were made. ACTION REQUIRED.

**New Business:**

Kate Levandosky, environmentalist with the Washington Council of Governments, invited the Montpelier community to participate in the newly formed Beaverdam Creek Watershed Watch Group. Montpelier is on the edge of the headwaters of the watershed and the Beaverdam Creek is a healthy stream with diverse plant and animal life. Montpelier is invited to attend the December 6 meeting. More information will be available in the newsletter.

The treasurer reported that she received the 2002-2003 audit. Copies were distributed to the President, Treasurer and Assistant to the Board. She will inquire about the 2003-2004 audit. ACTION REQUIRED.

Trustee Bertak proposed to do a survey of driveway lights in the neighborhood in an effort to encourage homeowners to fix or install the lights. ACTION REQUIRED.

Trustee McCullagh asked the board to consider whether to continue the Make a Difference Award. He will ask for comments at the next board meeting. ACTION REQUIRED

**Comments from Attending Members:**

The quality of the printing of the last newsletter was discussed. The board authorized Ms. Hughes to research new printing companies for the newsletter. ACTION REQUIRED.

The next meeting will be held on the second **Tuesday of December, December 13, 2005 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:42 P.M. The motion passed unanimously.