

Montpelier Community Association, Inc.

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

Trustees in Attendance: John Bertak, David Hartley, Paul McCullagh, Julia Coldren-Walker, Maribeth Petit, and Kendra Wagner.

Trustees absent with cause: Suzanne Haversack, Susan Mathis and Lucy Young

Community Members present: Perry Iannoconi, Rich Schroeder (Case Design), June Martin (Caroline Center), and Mary Hughes.

Trustee McCullagh called the meeting to order at 6:55 PM. Roll was called and a quorum was present for conducting business.

Secretary's Report, Kendra Wagner:

The minutes of the November were reviewed and two typographical errors were noted. Trustee Coldren-Walker made the motion to approve the amended minutes. The motion was seconded and passed unanimously.

Treasurer's Report, Julia Coldren-Walker:

Trustee Coldren-Walker reported that the checking account has \$103,284 with \$49,973 pending which leaves a balance of \$53,311. The E Trade account is \$100,500 and the three business accounts are \$29,000, \$47,000 and \$26,000. The budget was presented, but there are questions about the pool expenses. Trustee McCullagh asked if the white coating had been done and Trustee Haversack will be consulted about the bill from Community Pools. ACTION REQUIRED. Mr. Petit asked for an increase on the landscaping budget and he is getting additional bids. Trustee Hartley also noted that \$300 should be listed for the web hosting. Pool furniture replacement (\$2,500) was also added to the budget. The 2006 budget will be finalized and published in the January newsletter.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

No report. Trustee McCullagh will go over the pool invoice with Trustee Haversack.

ACCC

Perry Iannoconi presented an appeal to the board of trustees. The ACCC denied his request for raising the roof of the garage for an addition to his home on Crestmont Lane. He presented the plans and drawings and explained the reasons for needing the addition (additional space and an elevator). The designer also attended the meeting and answered additional questions. The new section will match the existing siding and style of the house. All neighbors have approved the proposed construction. There was no ACCC representation at the meeting. Trustee McCullagh made a motion to reverse the denial by the ACCC for the construction provided that the final plans are submitted to the ACCC and all required county permits are obtained. Trustee McCullagh stressed that each case will be judged on its own merits. The motion was seconded and Trustees Coldren-Walker, Bertak, McCullagh, Wagner, Petit and Hartley approved the motion unanimously.

The ACCC is in need of a chairperson. The committee will continue to meet the first Thursday of every month. Trustee McCullagh stressed that a representative of the ACCC committee should update the trustees every month and, ideally, would attend the monthly board meetings.

TRAFFIC, John Bertak, Chair

Trustee Bertak drafted a letter regarding speed bumps. He received some feedback on driveway lighting and will continue to survey the neighborhood. Trustee McCullagh reported that the leaf pick-up was delayed again because of the weather. The board discussed whether the neighborhood would like to opt out of the leaf pick-up program.

FACILITIES, Paul Petit, Chair

Mr. Petit has tried to get information and bids on lawn care and landscaping. He will get additional proposals and will present them to the board. He will also look into the playground equipment repairs. Mr. Petit will notify Greenthumb, the current landscape company, of the bid solicitation and also ask them for a copy of the current contract. The current contract with the Criscuoli boys ends in November with 'uncontracted' time between

December and April so there is ample time to work up a new contract. Trash pick-up may be needed more often when the pool is open. ACTION REQUIRED

SOCIAL, Susan Mathis, Chair

Trustee Mathis was not able to attend the meeting but submitted a report. The Santa visits, the holiday decorations contest, and the caroling has all been scheduled. Trustee Mathis thanked Joe Criscuoli, James Mathis, Richard Rewalt, Sandy Martin and Darlene Finke for all their help with the Santa visits.

SECURITY, Richard Dengler, Chair

No report. Trustee McCullagh repeated that the best security is to be watchful and reminded everyone that cars should not be left running and unattended. Several cars were stolen last year in this manner and police have the authority to issue \$50 tickets.

WEB COMMITTEE, David Hartley, Chair

No report.

Old Business:

Legal Issues:

- MCA attorney Corinne Rosen filed a request for oral examination on 12416 Radnor and a lien is recorded.
- The deed was provided to the PG Sheriff regarding the Sheriff's Sale of 12815 Fernwood.
- A Lien was prepared for 12802 Silverbirch for nonpayment of 2005 assessment.
- Ms. Rosen confirmed that there is a lien on 8904 Royal Ridge for nonpayment of the 1999 special assessment.
- Letter sent to the bankruptcy attorney regarding post-petition assessments on 12203 Shadetree.

New Business:

Newsletter deadline is December 15. The treasurer needs all information from committee chairs to finalize the budget. The budget will be printed in the January-February newsletter. With the holidays the newsletter delivery may be delayed.

Comments from Attending Members:

June Martin, Residential Coordinator for the Caroline Center, visited the meeting. The Caroline Center owns two homes in Montpelier as residences for individuals with developmental disabilities. Two members complained about large trucks/vans parked haphazardly in the street blocking traffic. Ms. Martin will look into the matter. The newsletter will also be sent to her.

The next meeting will be held on the second **Tuesday of January, January 10, 2006 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:26 P.M. The motion passed unanimously.