

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room May 9, 2006

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

Trustees absent with cause: John Bertak and Maribeth Petit

Community Members present: Darryl Baust, Cheryl Sherman-Baust, Paul Petit, Benson Simon, Mike Jenkins, Richard Dengler, Jeri Witt and Mary Hughes.

Trustee McCullagh called the meeting to order at 6:48 PM. A quorum was present for conducting business.

Secretary's Report, Kendra Wagner:

Trustee Wagner presented the April minutes. A motion was made to approve the minutes. It was seconded and passed unanimously.

Treasurer's Report, Julia Coldren-Walker:

Trustee Coldren-Walker distributed the treasurer's report (copy attached). A new account was opened at Chevy Chase Bank to take advantage of better interest rates. The Treasurer learned that the association lost non-profit status in 1985. Trustee Coldren Walker will write a letter to the IRS for an explanation. ACTION REQUIRED. If we cannot get the higher rates associated with being a non-profit, the rates are still better than what Wachovia offered. The \$27,019 gypsy moth fund will be turned into 1 year CD. The \$101,000 in the E Trade will not be moved at present, but may be sometime in the future to get a higher interest rate. Wachovia will be closed sometime next week after the outstanding checks have been paid. ACTION REQUIRED. A separate account for the Benevolent Fund will be opened. The Quick Books software has never been located, so a standalone copy was purchased for \$79. The auditors are working on the taxes and audit. 40 homeowners remain outstanding for the 2006 assessment. A list was distributed. The attorney will be notified. ACTION REQUIRED. Mr. Dengler asked if Mr. Shoupe had been paid. Trustee Coldren-Walker explained that he had been paid in full.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

The pool passed the county inspection, but next year some major concrete repairs will be required. The screens need to be put up and power washing and painting is also needed. Trustee Haversack submitted two bids to complete everything; one for \$5,000 and the other for \$3,750. Trustee McCullagh made a motion to waive the third bid requirement because the pool is opening in two weeks. The motion was seconded and passed unanimously. Trustee Haversack will compare the two bids and select the best for the community. ACTION REQUIRED. A 25 year old woman has been hired for the gate attendant job. Ms. Lynn Gerlach will be the assistant manager. The pool computer will be delivered to Trustee Haversack's home tomorrow and Ms. Hughes will update the pool information. ACTION REQUIRED. Trustee Haversack asked about the storage of the lounge chairs. She believes that there are more than have been put out. Mr. Dengler reported that lounge chairs should not be allowed in the baby pool for safety reasons. The guards will be alerted. The defibrillator was researched by Trustee Petit and that information was passed on to Trustee Haversack. The costs were between \$1250 and \$1800. Trustee Haversack will seek further recommendations from the pool company and if a decision must be made prior to the next board meeting, the executive committee will convene for that purpose. ACTION REQUIRED.

FACILITIES, Paul Petit, Chair

All basketball nets, hoops and backboards are up. The playground equipment cannot be fixed and be structurally sound. The original playground company will charge \$650 for the parts to fix the structure and Mr. Petit can install them. Trustee Coldren-Walker made a motion to purchase the equipment. The motion was seconded and passed unanimously. The bill can be passed to the insurance company to see if they will cover any of the cost. ACTION REQUIRED. Greenthumb has completed the mulching and the bill will be paid. The keys have been turned over.

TRAFFIC

No report.

ACCC, Jeri Witt, Chair

Ms. Witt reported the following:

- The Fernwood Turn house is being sold to the owner's son. A resale package and letter from the ACCC will be sent to the new owner by certified mail. \$11,300 is owed to the association and the benevolent fund from the proceeds at settlement. At a court proceeding last year, the judge upheld the assessments and fines by the association and these must be satisfied.
- A homeowner indicated that he intended to sue the association.
- The committee is considering a straw vote or poll among members to treat campers and trailers the same as boats.
- Complaints regarding the "blue" house continue.
- Fines have been levied for home on Oxwell for failure to cut grass
- An auto repair shop is being run out of a home.

SOCIAL Susan Mathis, Chair

The next party will be the Memorial Day cookout. An email will be sent out reminding everyone and a sign up sheet will be posted at the pool. Several more parties are scheduled at the pool this summer.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that there were four break-ins in the last two weeks (Two on Montpelier Drive, one on Granite) which all occurred in the day. A suspicious gray Toyota was observed in the neighborhood and thanks to an alert homeowner the police were notified and the perpetrator was caught with stolen items. The suit of armor was stolen from the front porch of a house on Montpelier Drive. A "no parking" sign has been laying around the pool and Mr. Dengler recommended that it be thrown away before it is used for mischief. No trespassing signs and crime solvers signs have been given to Mr. Petit.

WEB COMMITTEE, David Hartley, Chair

The Dell computer receipt was turned over to the treasurer. Trustee Hartley has already been reimbursed for the purchase. A new site has been created for the community which contains specific "forums" or bulletin boards (MD20708.com). This is an additional site for residents to use and hopefully over time people will be posting things on the forum which will cut down on the volume on the yahoo list. The yahoo group is still moderated, but the MD20708 site is open to anyone. Mr. Cholod tendered his resignation from the web committee, but Trustee Hartley is hoping to convince him to stay on the committee. ACTION REQUIRED.

Old Business:

All delinquent assessments will be turned over to the attorney later this week.

New Business:

Ms. Witt would like to purchase a sign for the community and install it at the corner of Briardale and Cedarbrook Lanes. Electricity would be needed and the closest existing electrical connection is at the pool. The sign would be purchased from the benevolent fund.

Streetlights have been discussed and information was disseminated through the yahoo group email. Approximately 75% of the responses have been against streetlights. There is no covenant requiring driveway lights. A resident asked if the cost of installation could be spread out over several years. Trustee McCullagh reported that most people who are against the lights are not against them because of the cost. Mr. Simon offered to help investigate replacing the gas lights which used to be next to all the driveways in the community. Mr. Simon would like to form a committee to look into a group rate or discount. Trustee McCullagh will speak to Trustee Bertak about the committee. ACTION REQUIRED.

Trustee Haversack asked if there was a lock for the computer locker in the gate attendant's office. Mr. Dengler said that no lock was purchased, but there are instructions on the lid for locking it. Ms. Witt has the fan for the locker.

Comments from Attending Members:

At the request of a resident in the audience, the board introduced themselves. Trustee McCullagh also introduced the committee chairs in the audience.

The next meeting will be held on the second **Tuesday of June, June 13, 2006 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:27 P.M. The motion passed unanimously.