

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room December 12, 2006

Trustees in Attendance: Julia Coldren-Walker, Sandy Martin, Minnie Clark Lamar, Charley Obenschain, Maribeth Petit, Jeri Witt, and Kendra Wagner.

Trustees absent with cause: Susan Mathis, David Hartley

Community Members present: Gloria Hart, Marcia Segura, Paul Petit, Tim O'Neil, John Martin, and Mary Hughes.

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

Secretary's Report, Minnie Clark Lamar:

The November minutes were read. Trustee Wagner made a motion to accept the minutes and Trustee Witt seconded. They were approved unanimously.

Treasurer's Report, Julia Coldren-Walker:

Trustee Coldren-Walker will renew the two CD's this week for a period not to exceed one year. The budget will be finalized and printed in the January newsletter. The current balance in the checking account is \$21,357.45.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

No report. Trustee Wagner will contact Ms. Haversack about concerns that the water level in the pool is high. There was also a question whether the pipes have been drained and winterized. ACTION REQUIRED.

ACCC, Jeri Witt, Chair

Trustee Witt reported that there was a quorum in December. A \$250 fine levied for a boat in a side yard. Two sheds were approved and there are about six fines outstanding. Trustee Witt reported on a violation on Shadetree Lane: a fence was installed without prior approval; the fence is six feet high; and, the fence is also too far forward. The ACCC held that the fence must be moved to the back of the house and lowered to four feet by the end of March 2007. The homeowner was present at the meeting to appeal the ACCC determination. After a presentation by the homeowner and a review of the covenants, Trustee Coldren-Walker moved to support the decision of the ACCC. The motion was seconded and approved with Trustee Witt abstaining (Trustees Martin, Wagner, Coldren-Walker and Lamar approved; Trustees Petit and Obenschain opposed). Trustee Witt added that the ACCC could adjust the date if weather prevents the homeowner from complying by the end of March.

TRAFFIC, Sandy Martin, Chair

Trustee Martin will contact Mr. Bertak regarding traffic issues. ACTION REQUIRED.

FACILITIES, Paul Petit, Chair

Mr. Petit reported that the swing has been repaired and the yard machine needs a tune-up and possibly other repairs. The dead trees were removed and ground down (\$750). Trustee Wagner purchased a lock for the tennis courts and will have it installed soon. There are also cracks in the tennis courts and a homeowner asked if a rebound board could be installed. Several companies have been contacted. Trustee Coldren-Walker will check financial records to find out who has provided service on the courts in the past. ACTION REQUIRED. Trustees Witt and Coldren-Walker also discussed fencing the basketball court area. Mr. Petit added that the parking lot has been a problem at night. People congregate in the area and leave broken glass and trash. The gate is getting more difficult to lock and a welder might be needed to fix it. Mr. Petit discussed the need for water at the Montpelier Community sign for the plants. He and Trustee Petit are willing to help maintain the area. It is possible to rent a fire hydrant meter but the closest hydrant is several hundred feet away. Medina has a water truck, but it will be more expensive. He may contact the closest homeowner to see if a hose could be stored on their property and he will contact Mr. Soule who volunteered to work on the landscaping. ACTION REQUIRED. A trustee asked if Mr. Dengler still had a petty cash fund. Mr. Petit has already received the petty cash from the treasurer.

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SOCIAL, Susan Mathis, Chair

Trustee Wagner reported for Trustee Mathis. Santa visits will be on the 19th and nominations are still being taken for the holiday lights contest. The dates were confirmed.

SECURITY, Richard Dengler, Chair

No report.

WEB COMMITTEE, David Hartley, Chair

The computer recycling was very successful.

BENEVOLENT FUND, Jeri Witt, Chair

Action on the sign was postponed. Trustee Witt will get estimates. ACTION REQUIRED.

Old Business:

Trustee Coldren-Walker reviewed the adequacy of insurance coverage with Mr. Lines of Nationwide: the \$2 million liability and umbrella were deemed appropriate. The playground is covered. The deductibles are \$500 for liability and \$250 for property. She will ask about coverage for the swim team and events. Trustee Wagner asked if the assistant to the board and committee chairs were covered. Trustee Witt reported that the by laws state the any member charged with handling money should be bonded. Trustee Coldren-Walker will check into costs. Trustee Obenschain recalled that the swim team said they would get their own insurance. ACTION REQUIRED.

Files have not been transferred from the past board. ACTION REQUIRED.

The collection fee was proposed. The tabled motion from the last meeting was amended by Trustee Witt to charge \$50 per month, in lieu of interest, for failure to pay the assessment by March 31st. The motion was seconded by Trustee Wagner and passed unanimously.

New Business:

Trustee Witt recommended that the board institute a penalty for failure to turn in an affidavit every year. The by laws require that the association keep accurate records and the only way we get the information is through the affidavit. The board discussed whether the by laws should be changed to get the roster information separately from pool and other required information. ACTION REQUIRED.

Trustee Wagner has not received a reply from Mr. Simon yet. She spoke to BGE who said there were too many variables for anyone to offer a group rate. Mr. Gorthy will be asked if he has any interest. ACTION REQUIRED.

Trustee Obenschain and Mr. O'Neil discussed the proposed fence for the Starling Lane area. MNCPPC will permit the installation of a fence on their property, but they need a letter saying that they be "held harmless" and that the fence must be maintained at our cost. The estimate received was \$1,950 for 53 feet of fencing. Trustee Witt voiced concern that part of the property in question was owned by Prince George's County the way that it was drawn on the map. Trustee Obenschain suggested that all homeowners along the property be notified so that "traffic" not be diverted through other properties. Two more estimates will be solicited. The insurance carrier will also be asked to cover this portion of the fence. ACTION REQUIRED. The MCA will cover the cost of the fence and maintenance across Starling Lane after all estimates are in.

The newsletter deadline is December 15, 2006. Ms. Hughes investigated finding a new printer for the newsletter, but found the cost to be significantly higher.

The budget was discussed. The budget for pool furniture was increased to \$5,000 and electric was increased an additional \$5,000. \$115,000 was spent in 2006 and will increase to \$125,000. A discussion of the uses of the Replacement Reserve Fund ensued. Future expenses could be pool decking, parking lot, pump room, etc. Trustee Obenschain moved that the proposed budget of \$125,000 for 2007 be approved. Trustee Lamar seconded and the motion passed unanimously.

The next meeting will be held on the second **Tuesday of January, January 9, 2007 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:55 P.M. The motion passed unanimously.