

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room January 9, 2007

**Trustees in Attendance:** Julia Coldren-Walker, Sandy Martin, Susan Mathis, David Hartley, Jeri Witt, and Kendra Wagner.

**Trustees absent with cause:** Minnie Clark Lamar, Charley Obenschain, Maribeth Petit

**Community Members present:** John Martin, and Mary Hughes.

Trustee Wagner called the meeting to order at 6:47 PM. A quorum was present for conducting business.

**Secretary's Report,** Minnie Clark Lamar:

The December minutes were read. Trustee Coldren-Walker made a motion to accept the minutes and Trustee Mathis seconded. They were approved unanimously.

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

Trustee Coldren-Walker will email the statement balances to the board when she receives them. Trustee Coldren-Walker checked on insurance levels. We need an estimate on the value of the buildings if the board feels the insurance is inadequate. When the pool buildings are repaired, we will seek an estimate for replacement value from Smith & Company. ACTION REQUIRED. The policy will be paid in full in April from now on, which will save the association some money.

### **Committee Reports:**

**POOL COMMITTEE,** Suzanne Haversack, Chair

Ms. Haversack has received two estimates for repairs to the pool house roof. They are both around \$7,000 (Escobar & Robb and Smith & Associates) for complete replacement of the roof on the bath house and flashing and repair of the snack bar (\$1500). The guard house can be coated for \$560. Ms. Haversack recommended Smith & Associates. Workmanship is guaranteed for a year and Ms. Haversack will check on product guarantees. Several board members are familiar with Smith & Associates work and agreed with the recommendation. Trustee Coldren-Walker made a motion to accept the contract with Smith & Associates. Trustee Witt seconded the motion and it passed unanimously. Ms. Haversack will need a 50% deposit and the contract was given to Trustee Coldren-Walker. The pool contract has not been renewed yet, but Ms. Haversack recommends that it be renewed. The pool manager has not been hired yet.

The pool is completely winterized and water levels are correct. The water has been turned off, but the pipes need to be drained. Ms. Haversack will look into having it done. ACTION REQUIRED.

The dumpster will be brought in sometime in the springtime. ACTION REQUIRED.

Trustee Mathis reported that the swim team committee had not met yet, so she had no information regarding their insurance needs. ACTION REQUIRED.

**ACCC,** Jeri Witt, Chair

Trustee Witt reported on several fines. A homeowner felt that the announcement in the newsletter regarding boat storage was unclear. Trustee Witt will get with the editor to discuss it further. She will also check into homeowners in receipt of the governing documents. ACTION REQUIRED. Trustee Witt inquired about delinquent accounts of payments due to the association. Three members remain delinquent, but the attorney is handling these and payment schedules have been set up. Additional legal action may be required because some scheduled payments have not been made. She thanked Trustee Wagner and Coldren-Walker for attending the last ACCC meeting and encouraged other board members to attend.

**TRAFFIC,** Sandy Martin, Chair

Trustee Martin is still trying to contact Mr. Bertak. She will also call Mr. McCullagh. She is hoping to have a speed awareness day in the springtime. ACTION REQUIRED.

**FACILITIES,** Paul Petit, Chair

The gate to the parking lot still needs to be repaired and Mr. Petit will try to do it next week. The yard machine was fixed and a receipt was sent to the treasurer.

**SOCIAL,** Susan Mathis, Chair

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Trustee Mathis reported that 75 children received Santa visits. Thanks to Santas Charles Obenschain and James Mathis. The nominations for the lighting contest worked very well this year. The next event to be planned is the Egg Hunt which will probably be the weekend before Easter Sunday. Trustee Mathis would also like to hold movies on the common grounds this summer. Trustee Coldren-Walker has an LCD projector which might be borrowed for the events. A recently retired community member asked if there are any individuals needing a visit or other assistance in the community.

A community yard sale is planned for the spring. Maps showing yard sale locations will be made and will be distributed at neighborhood entrances. It will also be coordinated with securing the dumpster and held sometime in May.

**SECURITY, Richard Dengler, Chair**

No report. An email was sent to the group regarding ATV rules. Trustee Wagner reported that Mr. Dengler cannot get additional anti-theft devices for cars until the forms have been returned to him.

**WEB COMMITTEE, David Hartley, Chair**

The computer recycling was very successful. The company has a drop off site in North Laurel, but Trustee Hartley might schedule one in the spring. Trustee Witt asked why certain information is still appearing on the group list which would be more appropriate on the MD20708 site. Trustee Hartley explained that moderating is a "judgment call" and he tries to keep threads short and on point. The MD20708 has been poorly utilized and some unwanted content was posted so it will be redesigned and moderated from now on.

**BENEVOLENT FUND, Jeri Witt, Chair**

No report.

## **Old Business:**

Changes to the affidavit were reviewed. The attorney will provide the final word on the administrative fee and interest charges. The swim team donations line will be left on the form, but must provide accounting. The swim team committee should contact and report to the board. There will be no penalty this year for failure to provide required information on the affidavit. The grounds use pass will continue to be issued upon request with the returned affidavit.

The driveway light project will be tabled until next month. A company has been contacted and Trustee Wagner will follow-up with them. **ACTION REQUIRED.**

Trustee Wager spoke to a company about the tennis court backboards. They will come out to make an estimate in the next month or two. **ACTION REQUIRED.**

## **New Business:**

Trustee Witt recommended that title companies be charged \$10 for information from the association that is requested in written form. Trustee Coldren-Walker made a motion that the association charge \$10 for research of MCA files for information requested from agents of title/settlement companies. Trustee Wagner seconded the motion and it passed unanimously.

The next meeting will be held on the second **Tuesday of January, January 9, 2007 at 6:46** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:55 P.M. The motion passed unanimously.