

# Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes  
12215 Shadetree Lane  
February 12, 2008

**Trustees in Attendance:** Minnie Clark Lamar, Julia Coldren-Walker, Patricia Douville, Patricia Eisenberg, Paul Petit, Terry Rowland, Jeri Witt, and Kendra Wagner.

**Trustees absent with cause:** Sandy Martin

**Community Members Present:** Paul Buehler, Richard Dengler, Mary Derrick, and Mary Hughes  
Trustee Wagner called the meeting to order at 6:50 PM. There was a quorum present.

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

The January minutes were read and a motion was made by Trustee Coldren-Walker to accept the minutes. Trustee Witt seconded the motion and it passed unanimously. Trustee Clark-Lamar advised the board that the March meeting will be at Deerfield Elementary School and thereafter meetings will be in the Deerfield Community Center, preschool room

**Treasurer's Report, Jeri Witt:**

A finance report was distributed (copy attached). Trustee Witt explained the new accounting rules for accountants. Audits will increase in cost from \$2,000 to \$4,000 and many accountants will do a "review" because of the new rules. A review will cost \$2,000. Trustee Witt made a motion to reverse the board's decision to forego an audit for 2006 and do a review for 2006. The motion was seconded and passed unanimously. Trustee Witt made a motion to accept D. Simmons as the new accountant. Trustee Wagner seconded and the motion passed unanimously. Trustee Witt made a motion to do a review for 2007, rather than an audit. Trustee Wagner seconded. After discussion the motion was amended. Trustee Witt made a motion to do a review, or audit if needed, for 2007. The motion was seconded by Trustee Wagner and passed unanimously.

Ms. Hughes reminded everyone that the assessment is due March 1. Failure to pay the assessment on time by a board member is deemed to be a resignation from the board.

**Committee Reports:**

ACCC, Marcia Segura, Chair

A copy of the ACCC report was distributed to all board members. (copy attached).

BENEVOLENT FUND, Jan McCullagh, Chair

No report.

FACILITIES, Paul Petit, Chair

Trustee Petit will be requesting bids on the common grounds contract. ACTION REQUIRED. Mr. Buehler would like all the shrubs removed. Defibrillator bids were discussed and Ms. Petit, a nurse, recommended a unit for \$1,400. It should take a week to 10 days for delivery. Action will be held over until the pool management company is hired. ACTION REQUIRED. Trustee Petit asked for comments, changes, additions on the contract with the Criscuoli's. ACTION REQUIRED.

GOVERNING DOCUMENTS, James Mathis, Chair

The bylaws do not specifically address changes in location of board meetings in the event of an emergency. The bylaws were published in the newsletter and Mr. Mathis received four comments. The Elections Committee administers to the election of trustees, but is not required for counting ballots on the bylaw changes. They will be contacted to see if they are available on the date of the special membership meeting. ACTION REQUIRED. Trustee Wagner made a motion to approve the submission of the bylaws and change the bylaw requiring a yearly audit to "audit or review." Trustee Coldren-Walker seconded and the motion passed unanimously. Trustee Wagner made a motion to strike the proposed bylaw permitting the ACCC to levy automatic fines from the amended bylaws to be presented

for a vote. Trustee Coldren-Walker seconded. After discussion of the ACCC process, Trustee Wagner withdrew the motion. Trustee Wagner made a motion to submit the changes to the bylaws for approval to the community on the second Tuesday of April, April 8, 2008, at Deerfield Recreation Center at 6:45 pm. Trustee Coldren-Walker seconded and the motion pass unanimously. Trustee Witt made a motion to vote on the proposed bylaw changes individually. Trustee Eisenberg seconded and the motion passed unanimously.

POOL COMMITTEE, Paul Buehler, Chair

Mr. Buehler thanked Trustee Witt and Ms. Hughes for their help with the pool committee meeting. He requested bids from five pool management companies and three have expressed interest so far. He did not request one from Community, but was encouraged to speak to them. Mr. Buehler will have three companies available to present to the board in March. Contracts will be available for review before the meeting and details on hours will be included in the contracts. The board does not want to discriminate, but is concerned that guards speak and understand English. The pool committee will make a recommendation to the board from the three contracts presented. Trustee Wagner asked that bids specify how much additional hours, coverage or items increase the contract price so that the board can make an informed decision. ACTION REQUIRED

Trustee Witt emphasized that everything agreed to orally, from aerobics, parties, hours, guards, etc., must be secured in writing. This should be required for any work contracted for the MCA.

Mr. Buehler was asked if he contacted State Farm regarding coverage for events and the high dive, but he had not. The new insurance with State Farm will be cancelled on April 3 because of the diving board. Trustee Rowland has taken responsibility for securing insurance for the community and everyone should give information to him rather than contact companies on their own. Mr. Buehler received an \$8,000 quote for pool coverage and events from another company. Trustee Douville said that to her knowledge the community has never paid for event insurance. Mr. Buehler found that most of the management companies insure employees while they are on duty at the pool and suggested that the pool management company hire the swim team coach.

Trustee Witt announced a federal grant available to pay for jobs for seniors and suggested that this might be used for hiring gate attendants. Trustee Witt will investigate further. ACTION REQUIRED. Trustee Witt asked if the pool was going to be kept open later in the evening for aerobics only or for general use. The pool will be open to all, with a section set aside for the aerobics.

Trustee Witt explained that the bylaws state that the board can take out a loan of \$10,000 and it must be paid back within a year. Trustee Witt presented a new Engineering Report. The first report did not include the pool or the tennis courts, because Mr. Dengler felt that they were covered by insurance. The final estimate to replace everything would be \$895,000 and the reserve fund at present is \$246,000.

Mr. Buehler would like to control access to the basketball court by extending the fence from the pool to the courts. Bringing friends to play basketball would be complicated as no guest passes are required. Mr. Buehler is very concerned that people are not showering before swimming and would like to install outside showers. ACTION REQUIRED.

Trustee Wagner reminded the pool chairperson that he represents the pool community and not the swim team as concern about the overlap of the two groups was expressed by community members.

The estimate for replacing the kiddie pool was \$160,000. Mr. Buehler asked how he could get money for improvements at the pool. He must submit a list and obtain three bids for any expenditure over \$1,000.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported District VI has a new commander. A new district was opened in the county so all the gains in manpower have been lost. The SAT team is patrolling the area between Crestleigh and Mt.

Pleasant. GPS thefts are down, but Mr. Dengler recommended removing them from vehicles at all times. The committee is setting up patrols in the community and would like to purchase 5 radios. Mr. Dengler recommended an "instant" blog, with no moderators, and which would be joined with Montpelier Hills. ACTION REQUIRED. Mr. Dengler will contact the members who have expressed interest in the security committee and have a meeting to discuss setting up patrols. ACTION REQUIRED. The board should write a letter asking for a special police response if the patrols see something. Trustee Wagner will discuss this further. ACTION REQUIRED. Trustee Witt made a motion to approve the purchase of five radios for the security committee. The motion was seconded and passed unanimously.

**SOCIAL, Susan Mathis, Chair**

Mr. Mathis reported for the chairperson. The Egg Hunt will be March 17, weather permitting. There will probably not be a potluck afterwards because Easter is so early. The Yard Sale will be in May and Trustee Petit will arrange a dumpster. ACTION REQUIRED.

**TRAFFIC, Sandy Martin, Chair**

No report.

**COMMUNICATIONS COMMITTEE, Tony Fleming, Chair**

No report. Trustee Rowland reported that Mr. Fleming wanted to know if board members have been able to log onto the website.

**Old Business:**

Mr. Dengler reported on the electric panel at the pool. He obtained three bids (Future, Thompson and TriElectric). They were all between \$6,000 and \$6,500. Trustee Witt made a motion to use R.L. Thompson. The motion was seconded and passed unanimously. ACTION REQUIRED.

No bid was obtained for the concrete pad repair at the pool. Mr. Derrick is to make a recommendation. ACTION REQUIRED.

The pumps have been removed. No bill has been received yet. ACTION REQUIRED.

Trustee Eisenberg recommended removing the bushes at the entrance to the lot and at the pool entrance. Meadowfarms does free designs for residents and guarantees the plantings. There are several master gardeners in the community and Trustee Witt will provide the names. ACTION REQUIRED. Trustee Petit asked if watering plants should be added to the landscaping contract. Mr. Buehler suggested that the swim team might be able to provide help.

Trustee Wagner reported no action from the tennis committee. Trustee Wagner also reported that a representative from WSSC opened a case number and we should receive our reimbursement soon. ACTION REQUIRED.

**New Business:**

None.

The next meeting will be held on the second **Tuesday of March, March 12, 2008 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:47 P.M. The motion passed unanimously.