

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Elementary School March 11, 2008

Trustees in Attendance: Kendra Wagner, Jeri Witt, Terry Rowland, Patricia Douville, Sandy Martin, Julia Coldren Walker, and Paul Pettit

Trustees Absent with Cause: Minnie Clark Lamar and Patricia Eisenberg

Community Members Present: Mary Hughes, James Mathis, Marie Eppelmann, Dawn Puma, Helen Hass, John Martin, David Henkin, Mark Henkin, Mary Derrick, Bob Derrick, Paul Buehler, Richard Dengler.

President Kendra Wagner called the meeting to order at 6:50. There was a quorum present to conduct business.

Secretary's Report: Kendra Wagner

The February, 2008 minutes were read and a motion was made by Trustee Witt and seconded by Trustee Pettit to accept the minutes. The motion passed unanimously.

Treasurer's Report: Jeri Witt

Trustee Witt stated in the interest of time she had passed out copies of the treasurer's report (see attached) and asked if there were any questions. Trustee Douville asked if the swim team had gotten their donation check yet and it was explained the check would be cut later in the spring when all the assessments had been paid and we were sure of the total.

Administrative Assistant Report: Mary Hughes

The responses regarding the paid gate attendant at the pool have been mostly from younger persons. The Board maintained it must be an adult at this position.

524 Assessments have been paid – see breakdown in the treasurer's report.

Late letters on Assessments will be sent out around 3/21/08. **ACTION REQUIRED**

Committee Reports:

ACCC: Marcia Segura, Chair

See Attached. The ACCC decided not to intervene on the behalf of a homeowner who had already been turned over to the MCA attorney.

Two homeowners attended who had been fined and wanted to appeal. They were told they would first have to appeal to the ACCC but a member reported that the ACCC had already lowered the fine. They were satisfied with the decision by the ACCC and left the meeting.

Benevolent Fund: Jan McCullagh, Chair

No report – Treasurer states no changes

Facilities: Paul Pettit

The landscaping contract is due for renewal. Trustee Pettit sent out 4 proposals but only received 2 back. One was Medina and the other was Green Thumb – which we are using now. Medina's proposal is more than Green Thumb's but Trustee Pettit feels Medina is much more responsive when contacted. Also, Green Thumb has bookkeeping problems and the bills from 2007 were not submitted on a timely basis. A motion was made by Trustee Coldren-Walker and seconded by Trustee Martin that we accept the Medina

Landscaping contract if they reduce the price to the amount in our 2008 budget and we get credit for the summer months when there is no cutting due to drought, etc. ACTION REQUIRED
The Criscuoli contract was tabled until the next Board meeting. ACTION REQUIRED

Governing Documents: James Mathis

Mr. Mathis thanked Mary Hughes for her fine job of getting all the relevant information regarding the bylaws and voting for same in the March newsletter.

Social Committee: Susan Mathis

The Easter egg hunt is March 16, 2008 weather permitting. Rain is predicted and the ground may be too wet.

Insurance:

Trustee Rowland stated that after listening to the pool companies and their explanation of insurance they provide he has additional questions for our insurance company. ACTION REQUIRED

Pool Committee: American Pools, Winkler Pools and Lighthouse Pools gave presentations. (See attached comparison sheet). Richard Dengler reported that in having the electrical panel changed at the pool it was discovered the door to the electrical closet was in violation of code. He got a price of \$858.00 for the door to be changed. A motion was made by Julia Coldren-Walker and seconded by Terry Rowland and passed unanimously that we have this work done. ACTION REQUIRED.

Trustee Wagner made a motion to hold a special board meeting to award the pool contract for Tuesday, March 25 at 6:45 pm. The motion was seconded by Trustee Douville and passed unanimously. The location is presumed to be Deerfield Community Center, preschool room, but availability will be verified by Trustee Wagner.

Security Committee: The police will be enforcing the stop signs due to complaints regarding the speed humps, etc.

ACTION ITEMS: (Items held over from other meetings)

VP: Insurance - Covered in committee report

Pool: It was decided to repair the concrete with skim coating as we do not have time for extensive repairs before pool opens
Pump reconditioning being done – cost around \$500.00
Bids for concrete pad and planters – tabled for this meeting
Guards at swim team practices – table until swim team rep is present
Outside showers – working on bids
Extending fence – working on bids.
Protocols still needed.

Treasurer: The 2007 review will be held over until 4/15/07.

WSSC check has been received.

Federal grant for hiring of retirees is in the works.

Facilities: Protocols – still working on them

Bike Rack will be up by time pool opens

Maintenance contact – covered in committee report

Criscuoli's – held over until next meeting.

Landscaping: Trustee Eisenberg absent

Security: Meeting to be held on March 22, Mr. Dengler thinks regarding these issues: Emergency broadcast system, video security system, and blog

Radios have not been purchased yet

Committee protocols were turned in to Kendra Wagner

Communications: Nothing done yet on the new hosting service and list serve.

Tennis: Nothing from that committee yet

GDC: By Law Changes meeting on April 8, 2008

Administrative

Asst: Two – week notice before requesting major expenditures was not observed on pool contract.

Yard Sale date verified for May 17.

Mary will prepare sign-in sheets, ballots and contact Lynne Collman for member meeting.

Late letters will go out approximately 3/21.

Newsletter insert went well.

Jeri Witt will contact Md. Homeowners Assoc and get membership for Board

Glass in parking lot has been cleaned up and it is to be added to Criscuoli contract.

Trustee Witt clarified that there will be no MCA credit card. A board member would have to be responsible for the expenses and that was not appropriate. The debit card should suffice.

NEW BUSINESS:

Use of Common Grounds:

Laurel Boys and Girls Club has used our soccer field in the past for practices – and Palotti High school is now using our tennis courts for practices. A homeowner stated she felt we had never allowed this in the past and it should not be allowed now. A discussion followed regarding non community members being on the swim team and Trustee Douville stated only extended family members were allowed on the swim team. A motion was made by Trustee Rowland and seconded by Trustee Witt that the all common areas could only be used by homeowners – the vote was 8 yeas with President Wagner abstaining.

Comments from Members:

Several community members and Trustee Witt asked the pool committee why they had not presented a bid from Community Pools which was less than all of the other bids presented. The pool chairperson stated that poor performance last year and his problems working with the company led to his decision. He could not continue as pool chairperson if this company managed the pool. Their bid is for a one-year contract with a three-year option. Mr. Buehler was asked if he had hired a guard on his own last year, but he stated that he had not. An email (soft) copy of the contract, incorporating all the suggested revisions, should be distributed to all board members before the next meeting. Mr. Mathis clarified that three contracts were presented by the pool committee and the board can also consider the bid from Community. The board will ultimately decide which contract to accept. The board president and one other trustee will sign the contract.

The next meeting will be held on **Tuesday, March 25, 2008 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:22 P.M. The motion passed unanimously.