

# **MONTPELIER COMMUNITY ASSOCIATION, INC.**

## **Board of Trustees Meeting Minutes**

Deerfield Community Center

October 14, 2008

**Trustees in Attendance:** Kendra Wagner, Patricia Douville, Julia Coldren-Walker, and Paul Petit

**Trustees Absent with Cause:** Patricia Eisenberg, Minnie Clark Lamar, Terry Rowland, and Sandy Martin

**Community Members Present:** Joe Bacarella, Paul Buehler, Richard Dengler, Bob Derrick, Lillian Fazio, Chris Harris, Mary Hughes, Tim Jacobs, Jack Keating, Jewa Lea, Marcia Segura and Jeri Witt.

President Kendra Wagner called the meeting to order at 6:55. There was no quorum to conduct business so the meeting adjourned and the new Board was seated.

**Trustees in Attendance:** Richard Dengler, Bob Derrick, Patricia Douville, Lillian Fazio, Damian Federoyka, Chris Harris, Tim Jacobs, Jack Keating and Paul Petit.

The meeting was called to order at 6:57 PM. The Board elected the following new officers:

Bob Derrick, President  
Jack Keating, Vice President  
Patricia Douville, Secretary  
Lillian Fazio, Treasurer  
Paul Petit, Executive Committee

### **Secretary's Report:**

Trustee Harris made a motion to approve the July meeting minutes. Trustee Petit seconded and the minutes were approved with Trustee Fazio and Dengler abstaining.

### **Treasurer's Report:**

Ms. Witt, interim treasurer, reported on the balances in the accounts (copy attached). The Proposed Budget was distributed for the Board's review.

## **COMMITTEE REPORTS**

### **Benevolent Fund: Jeri Witt, Chairperson**

Ms. Witt reported no activity this month. The Benevolent Fund protocols were discussed. Additional committee members are Jan McCullagh and Connie Buck. A suggestion was made to put all committee protocols on the web site. ACTION REQUIRED.

### **Facilities: Paul Petit, Chairperson**

Trustee Petit reported no activity this month. Trustee Derrick asked for information on the landscaping contract with Medina. Tree trimming is needed but that is not part of the contract. Trustee Petit can request a bid from them. They still need to complete Fall mulching and he has a proposal from them for winter reseeding and aeration. A suggestion was made to trim the ivy around the tennis courts and near the dumpster. The Criscuoli Contract is almost over for the year. Trustee Dengler provided copies of the new contract and the board will offer comments at the next meeting. Ms. Witt reported that the dumpster costs \$225 per month and asked if it is needed throughout the winter. Trustee Keating offered to research prices on dumpsters with other companies than the one we currently use. Volunteers are still needed to clean up the playground. ACTION REQUIRED.

### **Pool Committee:**

Trustee Derrick reported that Lighthouse has the pool mostly winterized. The chairs are in the showers and the tables are under cover. Three or four valves need to be replaced and bids are solicited. A

couple of hose bibs will be fixed and a light has been replaced. The bill for winterization should not be paid until everything is completed. ACTION REQUIRED.

**Security Committee: Richard Dengler, Chairperson**

Trustee Dengler reported five break-ins of homes in the area of the vacant lots near Royal Ridge. Homeowners are helping "gate keep" the area and providing information to the police.

**Social Committee:**

No activity reported. A chairperson is needed and an announcement will be put in the newsletter. Trustee Fazio suggested that one of the Ladies Clubs could judge the homes for holiday decorations. ACTION REQUIRED.

**Traffic Committee:**

No activity. The committee may not be needed as Mr. Dernoga has been very responsive and is easily contacted. Mr. Dernoga should be given a list of the new board members. ACTION REQUIRED.

**Communications Committee: Tony Fleming, Chairperson**

Trustee Derrick reported on the great discussion at the annual meeting. Those present at the annual meeting wanted the Montpelier News list to be used. Mr. Fleming is willing to continue with the committee until a new chairperson is found. Mr. Buehler suggested that the job could be contracted out to a neighborhood teen much like the grounds maintenance job. Trustee Jacobs expressed interest in getting volunteers to work on it. Trustee Dengler made a motion to accept Trustee Jacobs as the new Communications Chairperson. Trustee Keating seconded the motion and it passed unanimously. ACTION REQUIRED.

**Governing Documents Committee: Jeri Witt, Chairperson**

The next meeting of the committee will be Monday, October 20 at Deerfield and all are welcome to attend. There are ten members on the committee representing varied groups in the neighborhood. A survey will be prepared and hopefully will be ready for the January newsletter. Trustee Derrick asked to see a sample of the survey. Copies of the old survey will be distributed to the board, electronically if possible. The protocols and roster have been completed and will be distributed also. ACTION REQUIRED.

**ACCC: Marcia Segura, Chairperson**

The ACCC requested an opinion from the Board of Trustees whether they overstepped their authority in rehearing an appeal which had been decided by the Board of Trustees. According to the bylaws the next step in the process should be to turn the matter over to the attorney. A motion was made by Trustee Petit and seconded by Trustee Derrick to return the check to the homeowner because the ACC Committee had no right to rehear a matter which had been decided by the Board of Trustees. The motion passed with Trustee Keating voting against and Trustee Federoyka abstaining. Ms. Segura returned the homeowner's check.

**Old Business:**

Ms. Hughes distributed a list of delinquent assessments. There are eight assessments outstanding from 2008 and one from 2007. There is a lien in place on one property and five more complaints have been prepared. The attorney is sending demand letters to the other two delinquent assessments.

The newsletter deadline is October 15. A new contract will be submitted for the newsletter deliverers and a penalty was suggested if newsletters aren't delivered within a week. Mailing newsletters was suggested also. Ms. Hughes will check into bulk mail rates and check to see if the current deliverers want to continue. ACTION REQUIRED.

**New Business:**

Trustee Dengler suggested changing the meeting time to 7:00 pm but it will be left at 6:45 pm for now. Trustee Dengler distributed a sample letter giving police permission to enter your house if the house will be vacant for a period of time. It was clarified that the police can enter a home to check on the welfare of a homeowner.

Trustee Harris made a motion to appoint Mr. Buehler as pool chairperson. Trustee Federoyka seconded the motion. Concrete work and grounds work should be done in the Fall so a Pool Chair is needed now. The motion passed unanimously. Mr. Buehler will provide protocols and a roster. ACTION REQUIRED.

The Ad Hoc Tennis Committee report was discussed. A new backboard was installed. Petty cash accounts were discussed.

A homeowner appealed a fine of \$500 imposed by the ACCC for failing to complete repairs according to an agreed-upon schedule. The homeowner provided a new schedule with repairs to be completed by November 23, 2008. Trustee Petit made a motion to hold the fine in abeyance until the December board meeting and revisit the appeal at that time. Trustee Jacobs seconded and the motion passed unanimously. Trustee Douville asked the homeowner to report on progress at the next meeting. The ACCC will report on the issue at the December board meeting. ACTION REQUIRED.

The next meeting will be held on **Tuesday, November 11, 2008 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:16 P.M. The motion passed unanimously.