

MONTPELIER COMMUNITY ASSOCIATION, INC.
Board of Trustees Meeting Minutes
Deerfield Community Center
December 8, 2009

Trustees in Attendance: Paul Buehler, Julia Coldren-Walker, Richard Dengler, Patricia Douville, Bob Derrick, Dave Eisenberg, Lillian Fazio, Tim Jacobs and Jack Keating.

Trustees Absent with Cause: None.

Community Members Present: F. Azaryus, M. Beaver, M. Derrick, J. Harkins, M. Hughes, M. Segura.

President B. Derrick called the meeting to order at 7:03 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

The minutes of the November 2009 board meeting were reviewed. Trustee Coldren-Walker made a motion to accept the minutes. Trustee Keating seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Three CD's matured and were redeposited. (copy attached)
- Police followed up on two stolen checks. MCA has been fully reimbursed.
- The board discussed raising the assessment for 2010. It has been \$255 for the past three years. A new fence and major electric repairs are proposed. The reserve fund continues to be funded above the amount required by the covenants and currently there is \$55,000 in the operating account which may be put into the reserve fund. Trustee Coldren-Walker made a motion to keep the assessment the same as last year (\$255). Trustee Jacobs seconded the motion and it passed unanimously.
- 2010 Budget was reviewed. Trustee Coldren-Walker made a motion to accept the proposed 2010 budget of \$193,525 and Trustee Dengler seconded the motion. The motion passed unanimously and the budget will be printed in the newsletter.
- Trustee Fazio distributed a breakdown of the reserve fund after the fence and electric are paid. It was pointed out that the ING account is also a reserve fund account and additional funds currently in the operating account can be transferred to the reserve account if it dips below an acceptable figure.

COMMITTEE REPORTS

ACCC: Marcia Segura, Chairperson

- M. Segura reported on the preliminary guidelines which were distributed to the board. The committee will finalize the guidelines and have protocols ready for the board's approval at the January board meeting.
- The Sharepoint was upgraded and all members are on board.
- The 800 number still needs to be turned over to Trustee Jacobs and a bill presented to Trustee Fazio.
- M. Segura would like to set up a poll on the email list to see if the membership wants to allow 6 foot fences because it requires a time-consuming covenant change.

Facilities Committee: Richard Dengler, Chairperson

- Trustee Dengler asked Trustee Keating to report on the fencing contract from Abbey-Fritz (\$46,200). Signatures are needed along with a deposit.
- Tristar, Kelly and RWH were given a scope of work and all bids came in around \$41,000. Kelly is a leader in solar lighting and was also the company which donated equipment to the pool last year. There is also an outstanding \$5,385 bill for emergency electrical repairs to the pool last summer which they will forgive if the contract is awarded to them. Trustee Douville made a motion to give Kelly Electric the contract for electrical repairs at the pool. Trustee Buehler seconded the motion and it passed with Trustee Keating abstaining.
- Trustee Dengler will get three bids for groundskeeping.

Pool Committee: Paul Buehler, Chairperson

- Trustee Buehler reported that he has not had a final meeting to go over winterization. The filters need to be cleaned and milk jugs aren't installed in the skimmers.

- Nothing on the slide or filters yet.
- A scope of work for bids for pool contract will be prepared. Lifeguard numbers and hours and cleaning issues need to be addressed.
- Trustee Buehler would like to get a cleaning service for the pool. His committee will get a scope of work prepared because this may have an impact on the pool management bids.
- Other improvements to discuss in the future are fixing the leak in the wading pool and the fence realignment will require an outside shower for washing sandy feet from the volleyball court. Trustee Derrick added that the drinking fountains should be fixed.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported break-ins in the past two days on Mt. Pleasant, Montpelier and Silverbirch between 11 am and 1 pm. Police say it is the same person doing all of these. Video cameras will be discussed for the common grounds after all renovations are completed.

Communications Committee: Tim Jacobs, Chairperson

Trustee Jacobs needs to add the last newsletter and minutes to the website. A list of 500 names will be reviewed for accuracy (homeowners, former homeowners, limited public servants). The domain name needs to be re-registered. The board link also needs to be changed to the new board. New phone line extensions also need to be updated.

Old Business:

M. Segura reported that Montpelier was featured on Channel 9 news regarding the vultures. The homeowner has not stopped feeding them. Loud noises will discourage them from roosting. A sound system can be purchased for \$700-\$1,000 or a motion detector "scarecrow" which will spray water at them. Our attorney will be asked if this is violating any laws (1918 Migratory Law, Prince George's County Community Standards, health, etc.). Mr. Azaryus is a neighbor affected by the vultures and felt that feeding them is preventing the birds from migrating. He is concerned about his neighbor, but the presence of the birds is disrupting the area.

Unpaid assessments have been turned over to the attorney.

There is still no traffic committee yet. Trustee Derrick will contact T. Dernoga what is needed to create islands or circles on Montpelier. Mr. Harkins reported that several years ago the County told residents that islands were not permitted on Montpelier due to the planned use and type of road.

New Business:

Mr. Harkins reported that the wind screens need to be replaced at the tennis courts. He researched the prices, delivery, etc. Trustee Dengler made a motion to authorize the purchase of the screens from No Fault at a price not to exceed \$1,860. The motion was seconded by T. Jacobs and passed unanimously. He will purchase them in March and will contact Trustee Fazio re payment.

Trustee Keating has eight \$40 gift cards to Shopper's Warehouse for any families in need.

The next meeting will be held on **Tuesday, January 12, 2010 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:10 pm. The motion passed unanimously.