

# **MONTPELIER COMMUNITY ASSOCIATION, INC.**

## **Board of Trustees Meeting Minutes**

Deerfield Community Center

January 12, 2010

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

**Trustees Absent with Cause:** Julia Coldren-Walker.

**Community Members Present:** M. Derrick, J. Harkins, M. Hughes, M. Segura.

President B. Derrick called the meeting to order at 7:00 PM. There was a quorum to conduct business.

### **Secretary's Report: Tricia Douville**

The minutes of the December 2009 board meeting were reviewed. Trustee Douville made a motion to accept the amended minutes. Trustee Dengler seconded the motion and it passed unanimously.

### **Treasurer's Report: Lillian Fazio**

- Several CD's matured and were deposited in new accounts. (copy attached)
- The first installment of the fence bill has been paid.
- The attorney has been paid for court and attorney fees to start proceedings against eight new delinquent accounts. These are in addition to the 2008 delinquent accounts.
- The Chevy Chase Savings Account was closed and deposited into the checking account and \$35,000 was then put into the Reserve Fund.
- 1099's are being prepared by the accountant.

Trustee Keating asked if the treasurer can make decisions on his/her own, without board approval. Trustee Derrick and Trustee Fazio always discuss the action first, but he suggested that the treasurer try to anticipate the need to open or close accounts to give the board time to make recommendations. Other interest earning options were discussed. Trustee Keating suggested that the association get a safety deposit box for deeds and important documents.

## **COMMITTEE REPORTS**

### **ACCC: Marcia Segura, Chairperson**

- M. Segura reported that a cease and desist was sent regarding the turkey buzzards on Eastbourne Lane. T. Dernoga was also checking into additional action. A neighbor is also considering filing suit.
- The Sharepoint is being used by all ACCC members and the board will be given read-only privileges. Committee chairs should consider whether they would like to have a subgroup.
- The guidelines have been updated and approved by committee. They were given to the board for approval. The board will review it and prepare to vote next month.

### **Facilities Committee: Richard Dengler, Chairperson**

- Trustee Dengler reported on trouble getting bids for groundskeeping because of the snow and cold weather. Brickman was excellent and will be asked to bid again.
- The "in-house" groundskeeping contract needs to be reviewed and parts rewritten because the guards will empty all cans inside the fence and clarification is needed on when to empty the cans and policing the area.
- Trustee Keating reported the fence and tree removal checks have been sent out and work will commence. He will coordinate removing trees grown into the fence.
- The contract for electric has been received and a \$6,000 deposit will be sent. Work has already started.
- The Beautification Committee needs to assess the winter damage to the new plants and get replacements. Trustee Buehler will check on how much to pay the resident for the use of her water last summer.

### **Pool Committee: Paul Buehler, Chairperson**

- Winterization is still not completed, filters are still not clean but they will do so. The pumps will not be pulled this year because they were rebuilt last year. There was a recommendation by the management company to change to a one pump system.
- The old slide and filters have not been sold yet, but Trustee Buehler will continue to check into it.

- The contract was discussed. The hours will be Wednesday (Pizza Night) through Saturday to 9:00 pm. The pool will open Saturday, May 29 and close September 12. The age of the manager and assistant manager will be at least 25/21. A clause will be added that the management company will be charged if the MCA has to provide any contracted service. A manager or assistant manager must be at the pool at all times. Guard hours and the number of guards were discussed and will be revised.
- Trustee Jacobs made a motion to give five, transferable guest entries (one guest pass) to each lot when the assessment is paid and these passes expire after one year. Trustee Buehler seconded the motion. After discussion, the motion was amended to give five, nontransferable guest entries (one guest pass) to each lot if the assessment is paid on time. These passes expire after one year. Trustee Buehler seconded the motion and it passed with Trustee Fazio voting nay, and Trustee Derrick abstaining.

**Security Committee: Richard Dengler, Chairperson**

The substation is open at Towne Center. The management is working closely with police concerning problems with specific individuals and police have cross-checked them for gang involvement. Computers and phones are still needed. There will be monthly meetings on the first Thursday of every month.

**Communications Committee: Tim Jacobs, Chairperson**

Trustee Jacobs has updated the webpage. Ms. Segura will update the 800 phone exchanges.

**Old Business:**

All committees need to submit protocols and a list of members to the board.

**New Business:**

New contracts should be prepared and submitted to the board.

The next meeting will be held on **Tuesday, February 9, 2010 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:21 pm. The motion passed unanimously.