

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

November 9, 2010

Trustees in Attendance: Paul Buehler, Bob Derrick, Patricia Douville, Dave Eisenberg, Lillian Fazio, Tony Fleming and Jack Keating.

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

Arriving after quorum called: Richard Dengler (7:37 pm)

Trustees Absent with Cause: Tim Jacobs

Community Members Present: Michael Boddie, Mary Derrick and M. Hughes.

Secretary's Report: Tricia Douville

The minutes of the October 2010 board meeting were reviewed. Trustee Keating made a motion to accept the minutes. Trustee Douville seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Copies of the financials were distributed to all.
- Two CD's mature in December (\$13,000 and \$100,000).
- \$39,000 needs to go back into the Reserve and the rest will be deposited into checking until the board decides where to invest the rest. Trustee Fazio will bring suggestions on investment choices.
- The budget will be ready for approval at the December meeting. Trustee Fazio will distribute an excel version to all board members for their review and discussion.
- 2009 audit was discussed. Our accountant estimated an audit to be \$5,000. Trustee Keating thought this was overpriced and offered to get another quote.
- Capital expenditures were discussed. The tennis courts and parking lot will need attention this year. Additional concrete decking and the baby pool may need attention this year as well.
- Trustee Keating made a motion to increase the assessment to \$265. Trustee Douville seconded the motion. The assessment has not been increased in five years, the reserve needs to be funded, and most board members would rather increase the assessment rather than impose a special assessment. The motion to increase the assessment to \$265 passed unanimously.

COMMITTEE REPORTS

ACCC: Michael Boddie, Chairperson

- Trustee Buehler was reminded about the fine which he had offered to pay.
- Boats and trailers must be removed from the premises as of November 1.
- The committee felt that the turkey vulture issue was in the hands of the board and no longer an ACCC issue. The board, under the attorney's direction, wants the committee to follow proper procedures in this matter as this is a violation of the covenants, Article IV Uses, Section 3. Two board members reported that there is a bad odor and either the birds are being fed or the homeowner is not securing the trash properly.
- Trustee Keating made a motion to accept Mr. Boddie as chairperson of the ACCC committee. Trustee Eisenberg seconded the motion and it passed unanimously. A list of members was turned over to the board.
- Mr. Boddie discussed a neighbor complaint which is not a covenant matter. Trustee Derrick will look into the matter.

Communications Committee: Tim Jacobs, Chairperson

- The minutes and newsletters have been updated. Trustee Fleming will work with Trustee Jacobs on the website.
- The Yahoo group monitors should be reminded that emails on the list serv are supposed to be signed.

Facilities Committee: Richard Dengler, Chairperson

- Trustee Dengler requested that Trustee Eisenberg be approved as co-chair. Trustee Keating made a motion to accept Trustee Dengler and Trustee Eisenberg as co-chairs of the Facilities Committee. Trustee Buehler seconded the motion and it passed unanimously.
- The baby swing is broken.
- Bids for landscaping were discussed. Trustee Dengler has an offer from Brickman for three years. The gate closer

will continue, but a new contract for grounds trash and leaves is needed.

- Trustee Buehler felt that only 50% of the grass is growing. Trustee Dengler will ask Brickman to fix it.
- Members of the Facilities Committee are: P. Pettit, H. Bailey, P. Stainer, G. Hynes, B. Jacobs.
- The locks will be changed when winterization is complete and will be given to responsible people.
- Quotes are still needed for either a new fence or painting of the fence.

Pool Committee: Paul Buehler, Chairperson

- Members of the pool committee are: T. Forrey, M. Middlebush, E. Brown de Colstoun. There is no pool chair yet.
- The pool was winterized on November 1. Bathrooms dismantled as required, a sump pump will keep the water below skimmer levels. Lights will be done in the spring. Trustee Keating does not believe that the line to the tennis court could have been blown out. Trustee Buehler will check on that and make sure that the bathroom parts are put in bags and boxed. The fill spout has not been done.
- Recycling cans/bags will be taken to the curb.
- Motors will not be taken out this year.
- No quotes yet for the management contract. Trustee Derrick suggested getting online, website quotes with a standard opening and closing date.

Social Committee: Carla Bowen, Chairperson

Trustee Buehler made a motion to approve C. Bowen as chairperson. Trustee Keating seconded the motion and it passed unanimously.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported unusual activity at 3 am in the Orwood Lane and Cedarbrook Lane area. Trustee Fleming made a motion to accept Trustee Dengler as chairperson of the committee. Trustee Keating seconded the motion and it passed unanimously.

Tennis Committee: Lillian Fazio, Chairperson

- Trustee Fazio discussed the tennis court refurbishing. The weather is now too cold but we can lock in the price now and the work will be done when the weather permits in the spring. Trustee Keating asked her to make sure that a deposit isn't required until spring.
- Trustee Keating made a motion to accept Trustee Fazio as the Tennis Committee chairperson. Trustee Dengler seconded the motion and it passed unanimously.

OLD BUSINESS:

Trustee Fazio and M. Hughes have not been able to get information regarding the 888 phone bill. They will continue trying to contact Ms. Segura.

NEW BUSINESS:

- Trustee Fleming offered to chair the Governing Documents committee. Trustee Derrick made a motion to appoint Trustee Fleming as chairperson. Trustee Keating seconded the motion and it passed unanimously. Trustee Derrick suggested that a "clean" version, with all the amendments, be created in time for a new printing.
- Trustee Fleming was also asked to work on the website and help keep it up to date and relevant. Trustee Fazio has still not received the bill. The chairmanship of the Communications Committee has not been voted on yet.
- Trustee Fleming also suggested that themes or topics can be set for upcoming board meetings.
- Ms. Witt, in an e-mail to Trustee Derrick, suggested that a donation be made to the Community Center for all their help. Trustee Douville will draft a letter asking if there is anything that they need. She also asked if the board would consider hiring someone to pick up leaves in the neighborhood. Trustee Dengler will ask Brickman for a quote.

The next board meeting will be held on **Tuesday, December 13, 2010 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:45 pm. The motion passed unanimously.