

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

March 8, 2011

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

Trustees Absent with Cause: Lillian Fazio

Community Members Present: Michael Boddie, John Roberts, Susan Roberts, Charmain Truesdell, and Mary Hughes

Guests: Jan Townsend and Kelley Oklesson, Neighborhood Design Center

President B. Derrick called the meeting to order at 7:06 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

The minutes of the February 2011 board meeting were reviewed and amended. Trustee Keating made a motion to accept the amended minutes. Trustee Fleming seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- The treasurer's report was prepared for the meeting, but she is out of the country and not able to answer questions. The report will be emailed to the trustees when she returns.
- The protocols for the Finance Committee were submitted. Trustee Jacobs made a motion to accept the protocols. Trustee Douville seconded the motion and it passed unanimously.

ACCC: Michael Boddie, Chairperson

Trustee Keating reported that the request from the board for the ACCC to note houses where leaves remain in the streets was discussed, but one member said that he observed over 70 homes in his section. Many people believe that it is the County's responsibility to remove the leaves in the street. Department of Environmental Services will be contacted to ask if it is the county's responsibility or homeowner's.

Communications Committee: Tim Jacobs, Chairperson

- The website design was discussed at the last meeting. Online advertising will be offered also. Trustee Fleming made a motion to accept the guidelines for online advertising (\$30/two months beginning May 1, 280 x 120-350 pixels, 300 dpi resolution). Design services may be offered in the future. Trustee Dengler seconded the motion and it passed unanimously. Members may still advertise services on the list-serve twice a year free of charge.
- Moderators were asked to review messages for inappropriate content.
- An events calendar was added to the website. C. Bowen and L. Collman received instructions on posting announcements for their committees.

Facilities Committee: Richard Dengler and David Eisenberg, Co-Chairpersons

- No bids yet on the cleaning of the back hill. Will address this next month.
- Three bids on the soffit and fascia on the pool building: \$950/Big Al to screw it back on or \$1,800 to remove and replace it all; \$1050/PG Builders to screw it back on or \$1,450 for removing and replacing it all; \$2600/Horizons will only remove and replace it all. Trustee Keating made a motion to accept PG Builder's bid for \$1450 (144 sq. feet) for all new soffit and fascia installation. Trustee Buehler seconded the motion and it passed unanimously.
- The fallen tree behind the pool has been removed and the fence fixed (\$250). The caution tape will be removed.
- The broken swing had been fixed, but there is a new broken swing. Trustee Eisenberg will research parts and prices.
- Trustee Keating made a motion to accept the protocols and Trustee Jacobs seconded. The motion passed unanimously.
- Grasses need to be trimmed and plantings will be reviewed.

Pool Committee: Paul Buehler, Chairperson

- Lighthouse will open the pool the first week of May.
- Trustee Buehler handed out a spreadsheet for various projects with some bids. The concrete around six to eight skimmer pads is cracked and needs to be replaced (bids ranged from \$186 to \$225 a piece); Wading pool leak needs to be fixed (\$1250 to \$3250) and the pump arrangement needs to be updated with a single pump (\$9,500 to \$16,470 for hair strainer, motor, impeller with spare motor). The pool committee needs to review the scope of work on the

pump and whether a spare is a good idea. The skimmer pads and leak need to be repaired soon, so the committee will review and make a recommendation to the executive committee for approval.

- Trustee Buehler looked into a walk-in beach for the wading pool (only one bid so far at \$19,165) and jet washes (one bid at \$6,215) and a bucket dump water feature (one bid at \$22,855). Some Board members considered these projects way too expensive while others felt it was reasonable. No motion was made to move forward on these last three projects.

Tennis Committee: Lillian Fazio, Chairperson

- Three bids for lighting for two tennis courts were approximately \$8900. Vote to light the courts was put off until other expenditures are discussed like new or painted fence for the tennis courts.
- Trustee Fleming made a motion to approve the tennis committee protocols. Trustee Douville seconded the motion and it passed unanimously.

OLD BUSINESS:

- The water fountain hook-up needs to be done for the fountain by the tennis courts.
- Trustee Keating spoke with someone regarding a gift for Deerfield Rec. Ctr. They have a list of ideas but have not offered any to MCA.
- If the tennis courts are reduced to three courts, it could save \$7,000 in the price of fencing. The lawyer would need to review the governing documents to see if reducing the number of courts would even be allowed. The hockey area was not recommended as the tennis court surface is too soft. There was a thought that our current Insurance would cover any activity on our premises but we would have to check with the insurance company to be sure. No action on this option was requested due to the desire to keep all 4 courts by many of the Board members.

NEW BUSINESS

Other projects discussed:

Converting the flat roof on the guard shack to match the other pool buildings with a 4 foot overhang on the pool-side. Estimated cost approximately \$21,400. No request to get any more bids at this time. Wait to see what must be done with the pool and tennis courts.

New play equipment for the playground and tire shreds will be discussed at the next meeting.

Trustee Fleming made a motion to allow the Communications Committee to put a poll in the newsletter asking how members get the news (newsletter, list-serv, website) and all respondents will be entered in a raffle for a \$25 gift certificate.

Ms. Jan Townsend and Ms. Kelley Okleson of the Neighborhood Design Center made a presentation on a pilot project to replace Bradford Pear Trees in the county. Montpelier was chosen as one of the first subdivisions considered for the project. The Bradford Pear presents many problems to the county due to inferior branching, shallow root system and invasiveness. Damage costs from fallen branches and trees, uprooted sidewalks, and damaged pipes and sewers, as well as safety concerns prompted the program. Dead, dying and high risk trees will be removed and replaced with a new flowering tree species. Community members may contact them to discuss their concerns and additional information will be posted on the web page.

The next board meeting will be held on **Tuesday, April 12, 2011 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:00 pm. The motion passed unanimously.