

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

April 10, 2012

Trustees in Attendance: Paul Buehler, Bob Derrick, Patricia Douville, David Eisenberg, Lillian Fazio, Tim Jacobs, Jack Keating and Jean Sorrentino.

Trustees Absent with Cause:

Community Members Present: P. Brown, D. Hartley, M. Derrick, and R. Mason

President B. Derrick called the meeting to order at 7:02 PM. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

- The minutes of the March 2012 board meeting were reviewed. Trustee Keating made a motion to accept the minutes. Trustee Jacobs seconded the motion and it passed unanimously.
- Trustee Douville nominated Mr. Mason to be the ninth trustee. Trustee Keating seconded the motion and it carried unanimously. Trustee Derrick mentioned that R. Mason had asked for a copy of the disclaimer statement and reminded the Trustees that the Board Resolution still stood that if a Board member sends something out they should put the disclaimer on their e-mail/letter so it will not be interpreted as an official position of the MCA Board.
- The contract for the room at Deerfield was discussed. It is reserved through June and it does not appear that any other location can be reserved for less than is now being charged given we are required to keep the location well advertised so there should be some guarantee of the room reservations.

Treasurer's Report: Lillian Fazio

- Trustee Fazio distributed the monthly statements.
- 603 assessments have been received and two partials for approximately \$165,000. \$2,600 collected in past due assessments.
- The taxes have been prepared and are ready for filing. No tax is owed this year.

ACCC: Michael Boddie, Chairperson (absent)

- Trustee Keating reported that a homeowner attended the meeting after seeing their address in the newsletter a number of months ago. He was surprised that an issue which he considered settled was being discussed. The ACCC is trying to get the terms of the settlement.
- A board member reported to the ACCC that there appears to be a vacant house on Valerie.

Communications Committee: Tim Jacobs, Chairperson

- Hosting bill has been transferred to the MCA.
- The yahoo list serve guidelines are posted on the group site for clarification on how the site is used. Should there be a need for an official Board opinion they would be posted in the newsletter and on the website but only after discussed and voted on at a Board meeting.

Facilities Committee: Jack Keating, Chairperson

- Trustee Keating presented a set of photos on activities at the pool and common grounds. New kitchen countertop and cabinets installed (sink and garbage disposal reused), mold painted over, a new water heater was installed with new electric run back to the panel, a retaining wall and swale have been installed along the back of the pool to include new pool deck on back half of back deck, the area around the pool has been cleared of all deadfall and fire hazard accumulation. All of the concrete deck work will be finished by Monday.
- Tennis court drainage repairs were completed and in the process a drain was discovered which had been covered up completely. That has been fixed. A new concern arose whether the drainage rocks will become a hazard. Several ideas have been proposed such as pouring concrete slurry on them, moving them to the back hill of the pool, or covering them with top soil and planting grass. It would cost approximately \$8,000 to move them or plant soil and grass. It was decided to wait and see if they become a hazard/get tossed all over the common ground before spending more money to address a problem that has not occurred. Trustees will monitor the situation and discuss again at the next meeting/if and when it becomes a problem.
- The baseball infield overgrown grass will be dug up and refurbished by Brickman.
- Trash removal at the pool area will be needed and the member responsible for this last year needs to be contacted.

- Trustee Buehler asked if the contractor will clean the deck or if Lighthouse should do it. If we can find out how much they would charge, Trustee Keating will compare that with a cleaning company he has used in the past.

Pool Committee: Paul Buehler, Chairperson

- Trustee Buehler would like to tile the floor of the pool bathrooms. The three quotes were between \$4,800 - \$5,000. Trustee Keating explained that this would not include removing the toilets and partitions before laying the tile. Trustee Buehler will get estimates from plumbers to see how much more it would cost to remove and replace during the tile installation.
- Lighthouse needs to finish their pool opening efforts after all the construction work is done. Trustee Keating estimated that they would be finished by the following Monday.
- The pool committee chairman said the pool committee would like to propose changing five of the pool rules. The changes were discussed but not voted on. Trustee Buehler made a motion to change Rule 28 to read "alcoholic use by patrons under the age of 21 is strictly prohibited." The motion was seconded by Trustee Douville. An amendment was added and accepted without exception that "use of alcohol must be permitted by insurance carriers, and the pool management company at no additional cost." The motion failed with 2 voting yes and 7 voting no. Aye's were Trustees Buehler and Jacobs and the Nay's were Trustees Derrick, Douville, Eisenberg, Fazio, Keating, Mason and Sorrentino.
- The pool committee also proposed a modification of pool hours to allow evening swim team and lap swimming. It was suggested that water aerobics also be scheduled for this time. Trustee Douville made a motion that the swim team be allowed to take three lanes for practice on Tuesday and Thursday from 7-8 pm. The motion was seconded and passed unanimously.

Social Committee: Carla Bowen (not present), Chairperson

The Easter Egg Hunt was a great success. M. Derrick announced that the community yard sale will be May 19.

Security Committee: Richard Mason, Chairperson

- Trustee Mason introduced Peter Brown, a member of the security committee.
- The COPS coffee will be April 5 and an announcement was put on the group list and website.
- The Wednesday Club Meeting was very successful with Officer Wilson and he has been asked to come to the Monday Club in May as well.
- The video cameras being offered and considered for Common Grounds security were sold and are no longer available.
- The speed camera was taken out of Montpelier because the average speed was 32 mph. Trustee Keating asked if the cameras could be brought back from time to time. Trustee Mason said he would ask.
- Trustee Mason will mention the rock problem to some of the people who keep watch in the community.

Tennis Committee: Lillian Fazio, Chairperson

- Trustee Fazio reported that she has asked for the cracks to be filled on two of the courts.
- The sign to lock the gate is in place and the screens will be put up.

OLD BUSINESS:

- The vultures are still accumulating, but no photos have been given to the board of anyone feeding them.
- Rekeying the pool locks will be done.
- The cost of the parking lot repavement is being researched by the Facilities Chairman.

NEW BUSINESS

- T. Fleming asked about ownership of the list serv. It is owned by Tim Jacobs and Charmaine Rucker and not the MCA Board. If a board member expresses their opinion on the list serv, the following disclaimer (adopted in August 2011) should be always be attached: "This is my personal opinion and not the official position of the Montpelier Community Association Board of Trustees."
- Trustee Buehler asked for clarification on the petty cash expenditure. It is \$250.

The next board meeting will be held on **Tuesday, May 8, 2012 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:55 pm. The motion passed unanimously.