

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

February 12, 2013

**Trustees in Attendance:** Paul Buehler, Bob Derrick, Patricia Douville, Lillian Fazio, Brad Gimbert, Tim Jacobs, Jack Keating, Richard Mason, and Jean Sorrentino.

**Trustees Absent with Cause:** None.

**Community Members Present:** Brian and Carolyn Dennis, Mary Derrick, John and Daryl Doane, Tony Fleming, Gabbriel Frigm and Pedro Medina, Susan Habig, Matt Derrick, and Mary Hughes.

**Guests Present:** J. Berenblatt

President B. Derrick called the meeting to order at 7:05 PM. There was a quorum to conduct business.

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

- The minutes of the January 2012 board meeting were reviewed. Trustee Douville made a motion to accept the minutes. Trustee Mason seconded the motion and it passed unanimously.

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

- Trustee Fazio distributed the monthly statements.
- \$48,000 has been received and deposited of the 2013 assessment.
- \$695 has been donated for the Officer Morris Fund.
- Trustee Fazio reviewed the delinquent accounts and \$26,531 has been collected with the attorney's help since 2008.
- The Communications Chairperson, Tony Fleming, found an excellent rate for hosting the website which will save \$193.
- The accountant should have the annual audit (compilation) ready soon and he has everything to prepare the taxes.

### **ACCC: Michael Boddie, Chairperson**

An appeal by neighbors regarding approval of a 6 foot fence was discussed at the February meeting. The ACCC found that the homeowners were in compliance and the matter was closed. The neighbors stated they will appeal to the board.

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

- A third bid is needed for the repainting of the bricks on the pump house.
- Umbrella parts are in.
- Tentative bids for the parking lot repaving are \$114,000, and \$70,000. A third bid is needed and Trustee Buehler asked if the planters will be replaced and if this should be part of the scope of work. Trustee Keating said that a different contractor will be needed for the planters. The scope of work includes milling, 4" deep pavement, the path to Briardale near the tennis and basketball courts, rubber parking stops, speed bumps, restriping and handicap parking signs.
- Trustee Derrick is investigating the durability of the new playground equipment being considered by the board.
- Trustee Buehler has two individuals interested in the contract for trash can pick up.
- Trustee Buehler would like to renew the current landscaping contract as the former Facilities Chairperson was happy with their work. Trustee Buehler made a motion to accept the bid of Matt and Adam's for the landscaping contract for 2013 (\$7000). Trustee Douville seconded the motion and it passed unanimously.
- Trustee Buehler also wants to replace the bathroom flooring at the pool and install security cameras this year.

### **Pool Committee: Mary Derrick, Chairperson**

Ms. Derrick reported on four bids for pool management. The companies are: American, Continental, Lighthouse and Benchmark. The bids ranged from \$58,400-\$80,232. Trustee Sorrentino suggested if Lighthouse has been satisfactory in the past and we can work with them, it would be best to stay with them. The pool task force also agreed. Trustee Keating made a motion to select Lighthouse for the management contract, with a clause that the pool task force participate in choosing the manager and assistant manager. Trustee Sorrentino seconded the motion and it passed unanimously.

### **Social Committee: Patricia Douville, Chairperson**

- The Easter Egg Hunt will be Saturday, March 23.
- Trustee Douville is also planning a Yard Sale, Memorial Day picnic, 4<sup>th</sup> of July picnic, water aerobics, and Labor Day potluck. A neighbor wants to start an Annual 5K Race around the end of August and she would like to have the Santa visits again and possibly have a Fall Festival with a costume parade.

**Security Committee: Richard Mason, Chairperson**

- Trustee Mason distributed his report. He heard of a report of suspicious activity on Shadetree but was not able to get any confirmed information.
- The problem with kids climbing the fence near Starling Lane is going to be discussed with apartment management.
- Montpelier Drive is to be reclassified as a residential street which would make installation of traffic calming devices possible.
- The COPS unit would like Trustee Mason to organize an adult ID program in the neighborhood.
- There have been reports of people walking through the neighborhood with a child and asking for money because their home was foreclosed and they are being evicted from the motel that they moved into. This is a scam and you should notify the police if you are approached.

**Tennis Committee: Lillian Fazio, Chairperson**

Trustee Fazio has left messages with Mark, from the Tennis Court resurfacing company, to schedule our crack repairs (to be done as warranty work) this spring. She will continue contacting him to get a date.

**Welcoming Committee: Rilla Potter, Chairperson**

No report.

**Communications Committee: Tony Fleming, Chairperson**

Mr. Fleming held his report until next month.

**OLD BUSINESS**

The sponsored swim team program needs to be explained in writing by the Swim Team leadership. The swim team treasurer will take care of the payment to the MCA for last year's sponsored swimmers.

**NEW BUSINESS**

Homeowners of 8945 Oxwell Lane and 12504 Raven Way appealed the ACCC's decision not to rescind the November 3, 2011 approval for installation of a 6 foot fence at 12502 Raven Way. They contended that (1) the covenants do not allow any fences to be constructed across an easement; (2) the approval expired in May 2012 because the covenants state that construction must begin within 6 months and be substantially complete in 12 months; (3) one of the homeowner's concerns and statement explaining her inability to sign the approval form were ignored by the ACCC; and (4) the fence which was installed is radically different than what was proposed and does not contour to the ground. The homeowners of 12504 Raven Way produced permits which they believe show that (1) they received permission to build the fence across the area designated as an easement on their plat (WSSC stated their records show no easement and PG County issued a building permit); (2) they started the project within 6 months by contributing funds to help remove bamboo in the fence line and it was substantially completed within a year and a few days; and (3) the fence is exactly the same as what they proposed and the county permit inspector dictated that the fence not conform to the ground to allow for drainage. The board asked the appellants what they think should happen with the fence. The appellants at 8945 Oxwell Lane would like to have the fence moved further back on their side and cut to 4 feet high and they were considering giving the homeowners \$1,000 toward the cost of making this change. Since there were so many offers and counter offers the Board requested a letter with what specifically was being requested and offered. Trustee Derrick explained that the meeting room was closing and the action on the appeal would require time to study so a vote on the matter would have to wait until the March Board meeting. He instructed each of the Trustees, now that they have heard the discussion, to review the documents this month, visit the fence and be prepared to uphold, amend, or overturn the decision of the ACCC at the next meeting.

The next board meeting will be held on **Tuesday, March 12, 2013 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:02 pm. The motion passed unanimously.