

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees Meeting Minutes

Deerfield Community Center

December 9, 2014

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

**Trustees Absent with Cause:** Tim Jacobs.

**Community Members Present:** Joe Bacarella and Mary Derrick.

President Bob 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 November 2014 Board meeting were reviewed. Trustee Keating made a motion to accept the minutes. Trustee Sorrentino seconded the motion and it passed unanimously.

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

- Trustee Fazio prepared the monthly statements which were distributed.
- The new dumpster is in place. The MCA was charged \$90.00 to get the new dumpster.
- A. Simmons, the MCA's accountant, arranged for an independent review of the books. A few changes have been suggested and Trustee Fazio will review it later this week. No financial irregularities were found.
- No new payments this month on any of the 29 delinquent assessment payments. Legal actions continue on these.
- In regard to the vandalism at the pool, an additional \$300 was received. Ms. Derrick reported that two-thirds of the total requested has been paid. Fully expect the rest to come in.
- The 2015 assessment was discussed. Per the bylaws, the assessment can only be increased 5% per year and the total growth is capped at \$325. The pool contract will increase because of an increase required to the minimum wage and new white coating will be also needed in the near future. Trustee Fazio made a motion to increase the assessment by \$10 due to the anticipated expenses and the need to build the reserve (bringing assessment to \$305). Trustee Douville seconded the motion. After discussion, the motion passed unanimously.
- The 2015 budget was discussed. Ten percent of the assessment is required to be deposited every year into the Reserve Fund for future repairs. The landscaping budget was increased to \$9,000 to include some charges we requested "a la carte" this year. The Social Committee budget was increased to \$5,000. Trustee Fazio made a motion to accept the revised budget. Trustee Fazio seconded the motion and it passed unanimously.

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

- Mr. Boddie reported little activity for November. One member has a trailer, which is being acted upon and a few have leaves in the street that need to be taken care of.
- A suggestion was made to put an announcement in the newsletter asking members to pick up the free newspapers thrown in the driveway.
- The next ACCC meeting will be moved from January 1 to January 8.

### **Communications Committee:**

- Trustee Mason made a motion to appoint Sean Beaver to be Chairperson of the Communications Committee. Trustee Gimbert seconded the motion and it passed unanimously.

### **Facilities Committee: Paul Buehler and Brad Gimbert, Co-Chairpersons**

- Trustee Gimbert has all the quotes on the shade structure and it will be presented at the next meeting.
- Trustee Buehler discussed the skateboarding in the parking lot. There is still a problem with trash and there may be some damage to the asphalt. We can ask the police to increase visits to the parking lot after dark when the common grounds are supposed to be closed.

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

- Ms. Derrick discussed pool contracts for pool management. There will be a \$9,000 increase over last year, and we can accept their bid for a second year or the board can request additional bids.

**Social Committee: Patricia Douville, Chairperson**

- The Holiday Lighting Contest will be judged Sunday December 21, from 6 to 9 pm.
- Ms. Hynes was thanked for decorating the Montpelier entrance for the holidays.

**Security Committee: Richard Mason, Chairperson**

- Trustee Mason reported that a neighbor was scammed for driveway repairs. She approved the work without knowing the total cost. After the work was completed she was charged \$1,500 for a repair that should have cost a few hundred dollars plus they demanded cash.
- A relative of the deceased member on Graystone has come forward to take responsibility for the house. Trustee Mason is in contact with him and will discuss securing the contents of the car and caring for the house.
- Another member, Mark Middlebusher, has joined the committee.

**Traffic Committee: Richard Mason, Chairperson**

- Trustee Mason reported that Mary Lehman and a representative from the County Department of Public Works will attend our next board meeting to discuss the realignment of O'Dell/Cedarbrook/Muirkirk and other road improvement projects in our community. An announcement will be put in the next newsletter.

**OLD BUSINESS**

- Trustee Derrick will prepare and distribute a letter to all members explaining the Bradford Pear Tree Replacement Project, including: trees to be removed will be marked well in advance of removal; homeowners can then form an opinion and if they want to keep a tree the County will have them sign a waiver; if we wait until a tree falls down, the tree will be removed, but not be replaced, nor will the County remove the stump. The survey and marking of trees is scheduled to begin in the Spring of 2015 with replacement in the Fall and Winter.
- Thanks to Trustee Fazio, who was able to get the dumpster provider to swap the rusty one with a new one. Only cost a onetime fee of \$90.00 to get the new one.

**NEW BUSINESS**

- Trustee Gimbert was asked to check with Mr. Dengler if he still has extra padlocks. The gate keepers (Shoupes) needed a lock for the playground and supplied their own. Trustee Derrick also suggested that all the locks should be rekeyed. Trustee Keating suggested getting the new programmable locks.
- Fence panels left at the dumpster need to be cut up so that they can be put in the dumpster. Trustee Gimbert volunteered to do so.
- Trustee Buehler asked about the grass driven over during the new pool deck replacement. It was reseeded and covered with straw. If in the Spring it has not grown in more grass seed will be applied.
- Mr. Bacarella announced that he will no longer challenge his ACCC fine, but asked if his total is negotiable. Trustee Keating will look into it.

The next Board meeting will be held on **Tuesday, January 13, 2015 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:20 pm. The motion passed unanimously.