

# MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Run Recreation Center

September 12, 2023

**Trustees in Attendance:** Sean Beaver, Bob Derrick, Lillian Fazio, Michael Flowe, Jack Keating, Richard Mason, Cindy Merrow, and Sterling Spangler

**Trustees absent with cause:** Felipe Arzayus

**Community Members Present:** Susan Ardolini, Mary Derrick, Michelle Gimbert, and Chris Tarbrake

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

## **Secretary's Report: Trustee Merrow**

- The minutes of the August 8, 2023, Board meeting were reviewed. Trustee Beaver made a motion to accept the minutes as amended, Trustee Keating seconded the motion and it passed unanimously.

## **Treasurer's Report: Trustee Fazio – Chairperson**

- Monthly financial statements have been sent out to the Trustees.
- Status of 2023 Assessments: \$14,028 is owed, four owe for this year and nine are long term debts.
- Michelle has sent a request to our attorney, the 10 property owners who owe for more than one year will have liens placed on them and 8 properties owing for this year will be sent a Notice of Intent.

## **Tennis Committee: Trustee Fazio - Chairperson**

- No report.

## **ACC Committee: Trustee Flowe – Chairperson**

- The August meeting had 4 homeowners in attendance. We closed 7 matters and are monitoring 5 issues.
- There are a few issues that we are opening tickets with the County for them to address.
- We are following up with a complainant to see if the dog problem on their street has been resolved.
- Trustees Flowe and Beaver visited a homeowner who has expanded their porch without approval or a permit and explained what was required. The homeowner was receptive to seeking a permit.
- We received 5 new requests for improvements to homes.
- We have two waiting for permits to start their work.

## **Communications Committee: Trustee Beaver – Chairperson**

- The trial of the new Social Media online forum is underway.

## **Governing Documents Committee: Trustee Beaver – Chairperson**

- We are still waiting for the results of the Engineering Report, they have promised we will have them before the annual meeting. This will provide us with a quote of what the assessment should be so that we can maintain our property. A special assessment could be done without a vote if necessary.
- The Committee has been told there is a new HOA law in Maryland giving HOA's the ability to set the amount of the assessments as needed to maintain the property and facilities. Seeking clarification.
- The removal of the upper limit cap on the assessment can be removed but we will still follow the directed maximum percent that it can be increased each year (no more than 5% per year).
- Other changes to the Governing Documents may still need to be proposed in the future.

**Facilities Committee: Trustees Keating - Chairperson**

- All projects for this past year have been completed. All the cameras have been installed. The Wi-Fi has been extended to attempt coverage across the pool deck.
- An electronic sign has been acquired and will be coming soon.
- The new custom soccer nets should be delivered soon.
- A new used fridge/freezer with an ice maker and water dispenser is being donated to the pool.

**Pool Committee: Mary Derrick – Chairperson**

- The pool closes Sunday, 10 September at 8pm.
- Saturday September 16<sup>th</sup> is Doggie Dip Day from 12-5pm.
- The pool cover will go on soon after Dog Day.
- The annual meeting will be held at the pool on Sunday September 17<sup>th</sup>.

**Social Committee: Lisa Smith – Chairperson – absent – Report submitted and read**

- Thanks go out to Trustees Spangler, Beaver, and Fazio along with Mary Derrick for their help at the Labor Day Picnic.
- The Family Happy Hour/Food Truck was enjoyed by those who were able to attend.
- The Fall Festival and Craft Fair will be held on Saturday, October 21<sup>st</sup> from 1-3 pm. The Flash Crab Cake Food Truck will be there.
- Thank You Lisa Smith for all you do throughout the year to successfully plan so many fun events.

**Swim Team Committee: Chairperson – Andy Reeves – absent – Report submitted and read**

- In August, the Marlins volunteer committee closed out the 2023 Season.
- We will convene the 2024 Marlins swim team committee this month (September).
- We are trying something new this offseason. We will meet as a committee once per month (starting this month) in order to assuage the burden of doing everything starting March 1<sup>st</sup>.
- Andy Reeves has stepped down as the Marlins Team Manager. We have a new 2024 team manager in the works and are finalizing the details.
- For now, Andy Reeves will stay on as the swim team coordinator chair for MCA and will keep the Board apprised of plans and changes.

**Security Committee: Trustee Mason – Chairperson**

CRIMES IN MONTPELIER:

- Cpl. Fraser of P.G. County Beltsville Division 6 Police reported that an auto was stolen on 8/6/23 from the 8700 block of Oxwell Lane. Please park your car in your garage, if possible, if not be sure to lock the car and park in a well lit area. Please don't leave any valuables in your car to be seen. The stolen car has been recovered by the P.G. County Police. Please report all thefts to 911 so our Police can take an active role to resolve the problem.
- On 8/31/23 a family on Gramercy Lane had a party that spilled over into a neighbor's yard. It was a loud party and there was a concern about property damage or injuries. 911 was called and the P.G. County Police came and straightened everything out. A citation was issued and if it happens again, they will be fined.

REPORT OF PRINCE GEORGE'S COUNTY POLICE, DIVISION 6, BELTSVILLE, MD:

- COPS Unit continues to provide up-to-date police and crime information. They appreciate our residents taking responsibility to reduce and prevent crime in our community.

P.G. COUNTY POLICE, CITIZENS ADVISORY COUNCIL (CAC) MEETING:

- CAC continues to discuss crime statistics, and community events. There are no new events to report. I will encourage more CAC Meetings.

REPORT OF COUNCIL MEMBER TOM DERNOGA'S OFFICE:

- Councilman Dernoga and his staff continue to show an interest in assisting the Montpelier Community. Councilman Dernoga is hoping to send a representative to attend all our Montpelier Board Meetings. The Board Meetings are open to everyone.

**Traffic Committee: Trustee Arzayus – Chairperson**

- No Report.

**Welcoming Committee – Christina Kposowa**

- We are working on printing the new comer packets.

**New Business:**

- Committees can present reports if desired at the Annual Community Meeting. Trustee Derrick will be presenting a 'Year in Review'.

The next board meeting will be held on Tuesday, September 12, 2023, at 7:00 PM at the Deerfield Run Community Center. Trustee Beaver made a motion to adjourn at 7:59 PM and was seconded by Trustee Mason. The motion passed unanimously.