

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room February 20, 2007

**Trustees in Attendance:** Julia Coldren-Walker, Sandy Martin, Susan Mathis, David Hartley, Minnie Clark Lamar, Charley Obenschain, Jeri Witt, and Kendra Wagner.

**Trustees absent with cause:** Maribeth Petit

**Community Members present:** John Martin, Richard Dengler, Paul Petit and Mary Hughes.

Trustee Witt called the meeting to order at 6:50 PM. A quorum was present for conducting business.

**Secretary's Report,** Minnie Clark Lamar:

The January minutes were read. Trustee Mathis made a motion to accept the minutes and Trustee Obenschain seconded. They were approved unanimously.

**Treasurer's Report,** Julia Coldren-Walker:

Trustee Coldren-Walker reported a \$25,000 deposit which brings the balance in the checking account to \$63,753.43.

**Committee Reports:**

**POOL COMMITTEE,** Suzanne Haversack, Chair

No report. The board asked if the contract had been renewed. Mr. Dengler asked why the pool company contract does not include winterizing. ACTION REQUIRED. Trustee Mathis reported on behalf of the swim team. Water aerobics will be held again this summer. She reported that the insurance covers all events of the board. This includes athletic and social events. Liability starts once the event is over. Misty Harris, president of the swim team committee, spoke with the Prince-Mont League and they are addressing the insurance issue. Trustee Mathis recommended that the swim team be a recognized committee of the Montpelier Community Association, that they report monthly to the board, that all paperwork be filed with the board and that they have a budget. Trustee Mathis will check on whether a waiver of responsibility is required of all swim team participants. ACTION REQUIRED. A copy of the insurance policy was provided and Trustee Witt suggested that someone knowledgeable about insurance be asked to review the policy and verify that the association would be covered adequately. Trustee Mathis will follow up on this. ACTION REQUIRED.

Trustee Coldren-Walker recommended that the insurance be paid as a yearly premium, rather than quarterly. This would save the association a small amount of money.

**ACCC,** Jeri Witt, Chair

Trustee Witt reported that a homeowner on Crystal Rock appealed several violations at the last ACCC meeting. She has been given time to correct the violations. A fine issued on Radnor, violation on Oxwell turned over to the attorney, and a fence approved on Starling.

**TRAFFIC,** Sandy Martin, Chair

Trustee Martin contacted police officer Mike Seyfried regarding speeding in the neighborhood. Seventy-seven tickets were issued for speeding and they will continue to monitor it. The police are also concerned about cars left running unattended. Four tickets were issued for that also. Trustee Hartley spoke with Officer Seyfried also and discussed publicizing the importance of unattended cars left in driveways with the engine running. In addition to a \$70 ticket, some insurance companies have refused to cover the loss, and some jurisdictions are considering action against the owner of the car if a crime is committed while using the car.

**FACILITIES,** Paul Petit, Chair

Mr. Petit will get estimates for fencing the basketball court. Trustee Mathis made a motion to get estimates for fencing the court. Trustee Wagner seconded and the motion passed unanimously. Estimates are also being gathered for the lawn care. ACTION REQUIRED.

**SOCIAL,** Susan Mathis, Chair

Trustee Mathis reported the Easter Egg Hunt will be held April 1 from 4 - 5 pm with a picnic potluck following. The association will provide eggs and candy. Area teens will help hide the eggs. The

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community yard sale will be May 19. People will sign up with Trustee Mathis, a map will be made up with participants and handed out. Balloons will be color coded to let people know what kind of items are being sold. The computer recycler will also be asked to park in the pool parking lot and a dumpster may be ordered for people to use for their left overs. Purple Heart or the like will also be asked to pick up throughout the neighborhood. Bulk trash will be called to see if they could pick up things on the Monday following the sale. Trustee Hartley asked if people could set up tables at the pool. Trustee Mathis said that that would be fine. Mr. Petit asked if a license is required for yard sales. Trustee Mathis and Witt said that it is not.

The Memorial Day picnic and pool events are being planned.

Trustee Mathis thanked the Montpelier Women's Clubs, the Montpelier neighborhood, and Girl Scout Troop 6070 for donating/collecting cookies to send to the troops in Iraq.

**SECURITY, Richard Dengler, Chair**

The Crystal Plaza and Towne Center areas are hot spots for crime. The police are concerned about a car from which several shots were fired in the direction of the apartments at 2 am in the morning. The police will continue to monitor speeding in the neighborhood. Personal and commercial robberies are up 110% in the county while most other crime is down. There continues to be a problem with emails from the gatekeeper to the treasurer. Trustee Wagner reminded everyone that the petition regarding Jay's must be submitted by March 1.

**WEB COMMITTEE, David Hartley, Chair**

Trustee Hartley made corrections to the board contact list and added Mary Hughes to the list. Twelve new members have been added to the yahoo list.

**BENEVOLENT FUND, Jeri Witt, Chair**

Trustee Witt asked if the \$500 payments from the Fernwood Turn bankruptcy were being directed into the benevolent fund. Ms. Hughes said that the payments are not equal amounts so she has not yet advised the treasurer of the breakdown. She received the figures from the attorney and will notify Ms. Witt and the treasurer. ACTION REQUIRED.

## **Old Business:**

Trustee Obenschain obtained three estimates for the fencing. He will distribute them to the board. They are all in the neighborhood of \$1,600. Several neighbors in the area intend to connect to the fence.

Trustee Witt suggested that the companies also be asked for estimates on fencing the basketball court.

Trustee Wager will continue to look into the tennis court upgrade as the weather improves. The driveway light project will also be addressed. ACTION REQUIRED.

Trustee Witt asked if anyone had every contacted Mr. Soule regarding the beautification of the Montpelier sign. Trustee Petit had been asked to work on it also. Trustee Witt will ask Mr. Soule if he is still interested. ACTION REQUIRED.

## **New Business:**

Our attorney, C. Rosen, asked the board what action to take on a homeowner who had not made payments on overdue assessments and legal fees. A motion was made by Trustee Witt to direct the attorney to send a letter setting up a payment plan which must be followed or legal action will be reinstated. Trustee Mathis seconded the motion and it passed unanimously.

Trustee Hartley asked if the association had ever considered accepting credit cards or other payment plans like paypal. This will be discussed at future meetings. A question arose whether the affidavit could be "signed" on line. This would have to be cleared with the attorney to make sure that it would still be a legal document. Trustee Obenschain asked if the association or benevolent fund had ever paid the assessment for an owner. It has never been done and personal financial documents would have to be submitted to consider such action. Ms. Hughes suggested that the assessment letter be reworded to emphasize that owners should contact a board member before the deadline if they have a problem paying the assessment.

Trustee Witt asked the board to reinstate the Governing Documents Committee. The former chairperson was asked, but he did not feel able to take on the committee again. Trustee Witt made a motion to reinstate the Governing Documents Committee and appoint James Mathis as chairperson. The motion was

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seconded and passed unanimously. Trustee Witt suggested that next year when the assessment notice is mailed, any proposed changes be included with the mailing.

Trustee Coldren-Walker will look into getting bonded. The association will pay for the bonding. ACTION REQUIRED.

Mr. Dengler reported that the shredder at the Beltsville police station is broken and suggested a donation of \$150 to fix the shredder. Trustee Witt made a motion to fix the shredder. The motion was seconded and passed unanimously.

Trustee Witt asked if the first action of the Governing Documents Committee could be to determine that married individuals can serve on the board of trustees and chair a committee. ACTION REQUIRED.

The next meeting will be held on the second **Tuesday of March, March 13, 2007 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:16 P.M. The motion passed unanimously.