

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room April 10, 2007

**Trustees in Attendance:** Julia Coldren-Walker, Maribeth Petit, Susan Mathis, Minnie Clark Lamar, Charley Obenschain, Jeri Witt, and Kendra Wagner.

**Trustees absent with cause:** Sandy Martin

**Trustees absent without cause:** David Hartley

**Community Members present:** Richard Dengler, Misty and Chris Harris, Suzanne and Steven Haversack, James Mathis, and Paul Petit.

Trustee Wagner called the meeting to order at 6:54 PM. A quorum was present for conducting business.

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

The March minutes were read. Trustee Witt made a motion to accept the minutes. The motion was seconded and passed unanimously.

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

The treasurer reported \$151,246.09 balance in the account. There have been \$397.00 in swim team donations, \$557.00 in donations (including a \$200 fine) to Benevolent Fund. \$2,074 in legal fees still needs to be divided between the association and the benevolent fund. \$129,000 in assessments has been collected. Six checks which were mailed out have disappeared in the mail, but the treasurer has taken care of them. Trustee Coldren-Walker will get bonded by the next meeting. ACTION REQUIRED.

**Committee Reports:**

**POOL COMMITTEE,** Suzanne Haversack, Chair

The pool contract was renewed, but Ms. Gerlach is still in dispute with Community Pools. Nationwide Insurance made suggestions to remove the diving board and correct some sidewalk cracks. Ms. S. Smith will make the roof repairs beginning this week. A pipe in the shower broke over the winter and will be repaired. The defibrillator is being purchased by Community Pools and they will train the guards on using it. Ms. Haversack resigned as pool committee chairperson. A new chairperson is needed as soon as possible. All contact information will be forwarded to the board and information was already submitted to the newsletter. Trustee Coldren-Walker volunteered Ken Walker to help with computer issues at the pool. Trustee Obenschain will consider taking on some pool responsibilities. ACTION REQUIRED.

**ACCC,** Jeri Witt, Chair

Trustee Witt reported that the ACCC usually covers 15 to 20 home issues every meeting so rather than take up meeting time, she will distribute an ACCC report to all board members prior to the meeting. After speaking to our attorney, Trustee Witt explained that pool privileges can be denied to any member with outstanding ACCC fines. Trustee Coldren-Walker made a motion to deny pool privileges to members with outstanding fines. The motion was seconded and passed unanimously. The information will be printed in the next newsletter. ACTION REQUIRED.

**TRAFFIC,** Sandy Martin, Chair

No report. Trustee Wagner will give Trustee Martin some information re a meeting on traffic on Rte. 197.

**FACILITIES,** Paul Petit, Chair

The contract for the Criscuoli clean-up work was signed by the president. Three estimates were distributed for the fence around the basketball court. They ranged between \$8,000 and \$11,000. A heavier gauge fence is needed and a high quality, combination lock. It was suggested that a sign be posted that the court is for member use. Trustee Witt made a motion to accept the estimate of Atlantic Fence. The motion was seconded and passed unanimously. ACTION REQUIRED. Mr. Petit is getting information about new locks for the tennis court and basketball court. ACTION REQUIRED

**SOCIAL,** Susan Mathis, Chair

Trustee Mathis reported that the Easter Egg Hunt was great and thanked the Easter bunny for her help. Approximately 40 children attended and almost 30 stayed for the pot luck. The yard sale already has

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twelve homes registered. A reminder will be sent out. Advertising will cost approximately \$100. A dumpster may be rented for the day. Mr. Petit will give Trustee Mathis some information about renting a dumpster. Trustee Wagner will check with her bank to see if they would like to sponsor a shredding day also. Channel 4 was also suggested as a sponsor. The Wednesday night pizza at the pool will begin the second week after the pool opens. The Memorial Day party is planned and an adult party will also be planned.

## SECURITY, Richard Dengler, Chair

Mr. Dengler spoke with the police re private property rules. To assist the police a very simple sign should be designed regarding use of the common grounds and the lawyer should be consulted for legality. Mr. Dengler will have it made and posted. ACTION REQUIRED. A car was stolen and some cars were broken into. There is a problem at the common grounds with drug use. A police officer can be stationed at the common ground for \$30.00 an hour.

## WEB COMMITTEE, David Hartley, Chair

No report.

## GOVERNING DOCUMENTS, James Mathis, Chair

Mr. Mathis is reviewing the by laws. There are many typographical errors and grammatical errors and some inconsistencies. The attorney will need thirty days to review the changes. The bylaws can be approved by a simple majority at the member's meeting. The board can make recommendations for changes. The covenants require a two-thirds majority vote. Mr. Mathis suggested that all reread the bylaws. ACTION REQUIRED.

## BENEVOLENT FUND, Jeri Witt, Chair

The sign would be much cheaper to install if the location was moved closer to the existing telephone pole.

### Old Business:

Trustee Witt presented Mr. Soule's report on beautification of the Montpelier sign. He has worked with the Park and Planning representative and they are planning heat resistant plantings and have power washed the sign. He is obtaining estimates on lighting the sign. He would like to know if we would like to install pet waste receptacles in the neighborhood. Trustee Clark Lamar said this is a problem in the neighborhood and neighbors should be reminded to clean up after their pets. The board would like to know who would be responsible for emptying them and any cost involved.

Trustee Obenschain determined that the permit needed for the fence was simply permission from the county and Park and Planning Commission that is was okay to install it on their property. The work will commence within a day or two.

### New Business:

Mr. Harris spoke to the board regarding insurance for the swim team. The president of the Prince-Mont league said this is a problem within the league. On March 31 the president sought out coverage for the entire league. All teams not covered by their own insurance would have to buy into this league coverage. The fee per child would be \$3.00 per child. Trustee Witt suggested that the money donated to the swim team last year be used to purchase additional coverage under the MCA policy before Prince Mont gets their coverage. Mr. Harris does not think this is necessary because he believes that Prince Mont will move quickly on this. Trustee Witt explained that the swim team should always report to the board how the donated money is to be used.

Trustee Witt reported that soccer teams should renew any agreements with the current board regarding use of our fields. Mr. Haversack is the commissioner and he is sending us a copy of the insurance coverage for members of the boys and girls club. Trustee Mathis asked if it is fair to allow a team to use the common grounds if the majority are not Montpelier members when they might be chasing away a "pick-up" game of Montpelier members. The board felt that as long as it was only a few (two) nights a week, agreed to in advance and renewed seasonally, it would be acceptable. A policy should be written up and presented to the Boys & Girls Club. ACTION REQUIRED.

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Trustee Coldren-Walker reminded everyone of the garden tour this weekend.

Mr. Dengler stated that the pool fence is only six feet high on the basketball court side and it be increased to ten feet. The board will consider this at a future meeting. ACTION REQUIRED.

The next meeting will be held on the second **Tuesday of May, May 8, 2007 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:30 P.M. The motion passed unanimously.