

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room May 8, 2007

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

Trustees absent with cause: Minnie Clark Lamar

Community Members present: Chris Harris, Mary Hughes, James Mathis, John Martin, Jeannene O'Neil, Paul Petit and David Soule.

Trustee Wagner called the meeting to order at 6:46 PM. A quorum was present for conducting business.

Secretary's Report, Minnie Clark Lamar

The April 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 \$138,539 balance in the account. Trustee Coldren-Walker requested additional information from the board regarding bonding. Additional officers (5) can be bonded at no additional price. Trustee Witt made a motion to bond the treasurer, whoever signs checks and the administrator for \$25,000. The motion was seconded and passed unanimously. It will cost approximately \$260. ACTION REQUIRED.

Mr. Lines, the insurance agent, did not attend the meeting. Trustee Mathis apologized to the board and said that she may have given him the impression that he was not needed at the meeting.

Committee Reports:

SWIM TEAM COMMITTEE, Jeannene O'Neil

Trustee Mathis proposed the following: The committee chairs should be added to the letterhead and email lists; a monthly report must be submitted to the board; a swim team roster should be submitted. A question arose regarding the swim team accounts and whether they should get a line on the budget. The Swim Team cannot write their own checks and there should be a separate account held for them. Further action was postponed until the new chairperson has time to go over materials and duties. ACTION REQUIRED.

POOL COMMITTEE, Paul Beuhler, Chair

Trustee Wagner spoke with Phil Carter, Community Pools, regarding what is needed to get the pool past inspection. A list was compiled which totals approximately \$8,500. Several board members questioned what had happened to the equipment that we had. Trustee Wagner will request an itemized invoice from purchases made last year. Trustee Witt made a motion to authorize Trustee Wagner to investigate this further and to take what action is needed to bring the pool into compliance. Trustee Mathis seconded the motion and it passed unanimously. Trustee Wagner will contact the executive committee regarding any action needed. ACTION REQUIRED.

The roof has been replaced and interior repairs are being made.

Trustee Mathis nominated Paul Beuhler to be Pool Committee Chair and Jeannene O'Neil to be Swim Team Committee Chair. Trustee Witt seconded the nomination and it passed unanimously.

Trustee Witt requested additional information regarding complimentary pool admission. It was decided that a policy is needed. Trustee Mathis suggested that a letter be submitted to the board outlining the activities of the individual deserving the complimentary admission. Concerns were expressed whether privileges should include guest passes and swim team, especially whether insurance would cover swim team members who are not community members. Trustee Witt made a motion that any complimentary season admission to the pool must be approved by the board, must be reviewed annually, and must be submitted by a letter to the board, outlining the service provided to the community, and that complimentary admission does not include guest or swim team privileges. The motion was seconded and amended to be revocable at any time. The motion passed with Trustee Petit against the motion. Trustee Witt made a motion that R. Delabrer and his immediate family be extended a complimentary season pass for the 2007 season which does not include guest or swim team privileges. The motion was

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seconded and passed unanimously. The administrator was asked to send a letter to the family extending the complimentary pass.

Trustee Witt asked why we don't require showers before using the pool. Trustee Obenschain said that it is a health department requirement. Signs are needed to enforce the policy. Outdoor showers were discussed.

Trustee Witt discussed contracting with L. Gerlach as a liaison between Community Pools and the board for 25 hours a week at \$15 an hour. Several board members felt that the community should not pay for another manager at the pool because the contract with Community Pools covers this. Trustee Mathis suggested that unless board members are willing to check on the pool and the pool management company, then we should hire someone to do it. This is the last year of the contract. Trustee Obenschain told the board that complaints should be taken to the pool management company. Trustee Witt made a motion to give Paul Beuhler the authority to contract with L. Gerlach at \$15 an hour for 25 hours per week. Trustee Witt withdrew the motion. Trustee Wagner made a motion to authorize the Pool Committee Chairperson to contract with an assistant to manage the pool at no more than \$5,000 for the pool season. The motion was seconded and passed with Trustee Hartley abstaining and Trustee Obenschain voting against. Trustee Hartley suggested that a meeting be set up with Community Pools to correct some of the problems. Trustee Obenschain agreed. Trustee Wagner will contact Community Pools. ACTION REQUIRED.

ACCC, Jeri Witt, Chair

A report will be submitted to the board.

TRAFFIC, Sandy Martin, Chair

Nothing much to report, but a speed day is planned for the future. Radar has been slowing traffic on Muirkirk recently.

FACILITIES, Paul Petit, Chair

The fence around the basketball court is up. Mr. Petit is looking into getting a "cipher" lock for the courts. Lock information and passes are kept at the pool. There is a new lock on the tennis courts and it is chained to the fence to deter theft. A volleyball net is still needed.

No insurance policy has ever been received from the Boys and Girls Club. Trustee Wagner will request a copy. ACTION REQUIRED.

SOCIAL, Susan Mathis, Chair

The yard sale has over 35 homes. Ads are set for the Leader and Advertiser local papers, Teen Challenge thrift store will pick up after the sale, a computer recycling and a dumpster will be available at the pool. Ms. Hughes asked if the dumpster is big enough to hold the old high dive and slide stored in the outer pool area. Mr. Petit will look into it but he thinks that they might need to be dismantled first. Mr. Beuhler is interested in reinstalling the high dive so that shouldn't be thrown away. The Memorial Day party is organized for Labor Day Monday with MCA providing hamburgers, hot dogs, paper goods and drinks. Guests are asked to bring a dish to share. Wednesday pizza nights will start in June.

SECURITY, Richard Dengler, Chair

No report.

WEB COMMITTEE, David Hartley, Chair

Some corrections were made to the web site. Trustee Hartley apologized for missing the last meeting and not sending out an email to that effect. He asked that the minutes be amended that he was absent due to work rather than absent without cause. The MD20708 site is no longer operating and traffic is redirected to the web site.

GOVERNING DOCUMENTS, James Mathis, Chair

Mr. Mathis is reviewing the by laws. Trustee Wagner asked to have another month to review changes. Trustee Witt will submit guidelines for the Benevolent Fund. Mr. Mathis suggested that all reread the bylaws. ACTION REQUIRED.

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BENEVOLENT FUND, Jeri Witt, Chair

Trustee Witt asked if the board would like flowers or some remembrance sent to members after a death in the family. A motion is not needed and an amount of \$50 was suggested. A notice will be put in the newsletter asking members to notify the Benevolent Fund in such event.

BEAUTIFICATION, David Soule, Chairperson

Mr. Soule spoke with Mike Tidd of Maryland Park and Planning and had a good response. New plantings are planned for later this week. The fence was power washed and looks much better. Watering is not feasible at the location, so annuals will not be used at all and drought resistant perennials will be planted. Some watering will be needed this year to establish the plants but after that they should be able to survive on their own.

A light at the Montpelier sign will cost approximately \$4800 to install electricity. A solar option would be more expensive initially, and vandalism is an issue with this type of lighting. Mr. Soule will investigate further. **ACTION REQUIRED.**

Mr. Soule suggested pet waste receptacles for the neighborhood. A question arose about how they would be emptied. A map was distributed highlighting areas for the receptacles. It was suggested that an email be sent out for community interest. The Criscuoli's will be asked if they would be interested in emptying these for an additional fee. **ACTION REQUIRED.**

Old Business:

Trustee Wagner has received no feedback on the driveway light project so it will be ended as a board project. No one has responded on the tennis court backboard's either.

Soccer use policy will be determined. Trustee Wagner will contact S. Haversack for the Boys and Girls Club insurance policy.

New Business:

Pool policy needs to be reviewed for the coming season. Photo pool passes will be researched.

Mr. Harris reported that we are covered for liability for the swim team and swim meets.

Mr. Lines will be asked to attend the next meeting. **ACTION REQUIRED.**

Trustee Wagner received a copy of an assessment payment from the attorney and will provide it to Ms. Hughes. Ms. Hughes reported that only 20 members have not paid the assessment.

A new newsletter deliverer is needed. Criscuoli's will be asked if they want the entire neighborhood before seeking a new person. **ACTION REQUIRED.**

The official address for the MCA is the post office box. Bank statements can now be sent to the post office box and the attorney will be asked to use it also.

Trustee Witt made a motion that member's names not be used in board meetings to become part of the record and that only lot numbers or addresses be used. Trustee Wagner seconded and the motion passed unanimously.

Trustee Obenschain will not be able to attend the next three meetings, but the board will keep him informed of all issues and he will not be asked to resign his position.

The next meeting will be held on the second **Tuesday of June, June 12, 2007 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:31 P.M. The motion passed unanimously.