

MONTPELIER COMMUNITY ASSOCIATION, INC.
Board of Trustees Meeting Minutes
Deerfield Community Center
May 12, 2009

Trustees in Attendance: Richard Dengler, Bob Derrick, Patricia Douville, Damian Fedoryka, Tim Jacobs, and Jack Keating.

Trustees Absent with Cause: Lillian Fazio, Julia Coldren-Walker and Paul Petit

Community Members Present: Paul Buehler, Mary Derrick, Bev Jacobs, Mary Hughes, Marcia Segura, and Peg Stainer.

President B. Derrick called the meeting to order at 7:12 PM when there was a quorum to conduct business.

Secretary's Report: Patricia Douville

Trustee Douville presented the minutes of the April 2009 regular board meeting. Trustee Fedoryka did not think his motion in Old Business properly reflected everything he said. Since the pro's and con's of the entire discussion is not a part of the minutes, nor was part of his motion, he made another motion. Trustee Fedoryka made a motion that "my debate, specifically my statements that the work was done and there is no time limit on the repairs be included in the minutes." The motion died for lack of a second because there is disagreement over declaring the work is done, if the Governing Documents require a time limit and the need to capture hours of debate verbatim in the minutes. It was offered that Robert's Rules of Order indicate the discussion of a motion is not required to be part of official minutes. To provide clarity, all future minutes will reflect motions verbatim within quotation marks.

Trustee Jacobs provided, via e-mail, new text to replace what was drafted for the Communications Committee report. The board discussed this at length and decided the version of what is said at the meeting, as recorded, must be used, not a version composed at a later date. Since some of what Trustee Jacobs offered as his e-mailed version was not heard on the tape and he was not in attendance to clarify what he thought was said on April 14, 2009, the version drafted from the recording would stand as the only entry for the Communications Committee.

As a matter of policy, proposed changes to the minutes will be discussed during a board meeting rather than via e-mail between board meetings. If there is a disagreement as to what was actually said the recording of the meeting can be reviewed by interested parties, at some agreed to time and place, and the issue resolved at the next board meeting. A motion was made by Trustee Dengler "to approve the amended minutes." Trustee Douville seconded the motion. The motion was approved with Trustee Fedoryka opposed.

Treasurer's Report: Lillian Fazio

The treasurer's report was distributed (copy attached). Trustee Keating indicated the monthly P & L with a negative cash flow was misleading and another method should be used. Trustee Derrick would discuss with the Treasurer. Trustee Derrick will approve the final notification letter on past due assessments and it will be sent by certified, return-receipt mail. ACTION REQUIRED.

COMMITTEE REPORTS

Executive Committee: Jack Keating

Trustee Keating reported on the May 3, 2009 executive committee meeting (copy attached). Trustee Keating reported that \$53,885 worth of materials and labor was donated to the MCA. Johnson Landscaping was approved to plant the new brick planter, which was part of their original bid, for \$2,900. Plantings are Bay friendly, low maintenance, and will not obscure the lifeguard's view of the kiddie pool. A new, 20-foot, flag pole was also installed in the planter. "Handicapped" spaces are being restriped.

ACCC: Marcia Segura, Chairperson

Ms. Segura reported that a new committee member, Bill Sorentino, was approved. The committee has received many complaints about overgrown grass. The committee decided to hold these in abeyance until members have had a few rain-free days to take care of their property. Ms. Segura reported that Article XII of the Bylaws states that all committee members be covered by the MCA insurance policy. Trustee Keating reported that he was assured that the policy does cover all committee members while they are acting on behalf of the board. The board concurred that the committee can send a letter to realtors and management companies reminding them of our covenants and restrictions regarding single-family use.

Benevolent Fund: Jeri Witt, Chairperson

There has been no activity this month.

Facilities: Richard Dengler and Paul Petit, Co-Chairpersons

Trustee Dengler reported that Brickman has done almost all of the mowing and Spring clean-up required by contract. The 48 tasks for the volunteer day have been cut down to 14 items and Trustee Dengler did not think it was necessary to have a volunteer day. The board approved funds for water and food for the volunteer day and Trustee Derrick suggested that a date be picked, well enough in advance, to give the volunteers enough time to plan to attend. The only question which remains is whether a large dumpster will be needed. Trustee Dengler made a motion "to hold the Volunteer Day on June 6 at 10 am." Trustee Keating seconded the motion and it passed unanimously. The graffiti will be removed before the pool opens. The swing set seat is on backorder.

Pool Committee: Paul Buehler, Chairperson

Mr. Buehler reported that the Health Department inspection is scheduled for this weekend. The VGB bottom drain covers are installed. Lifeguards and managers have been hired and Mr. Buehler has planned a meeting with them. The gate attendants will be managed by Trustee Douville and Ms. Derrick.

Sun Air, the company who originally installed the awnings, submitted an estimate for replacing the canvas fabric on the awnings (2) and installing new motors (\$3,750). No other companies could be found to do this work, but the budgeted pool repair funds will cover the cost. Trustee Keating made a motion "to repair the awnings per the quote of Sun Air, and to pay for the repair from the pool operating budget." Trustee Jacobs seconded the motion and it passed unanimously. ACTION REQUIRED.

Social Committee: Mary Beaver Smathers

Ms. Derrick reported that the first "kick-off" pool party and picnic is scheduled for June 6, at 5:30 pm, the "Pizza Momma's" will start on June 17, and plans for a July 4 pool party are in the works.

Security Committee: Richard Dengler, Chairperson

Trustee Dengler reported that everything is good except there are still problems with solicitors.

Communications Committee: Tim Jacobs, Chairperson

Trustee Jacobs has not updated the web site this month, but will get with Ms. Hughes to post the minutes and newsletter. He is getting the bills now and will get with the treasurer to have MCA pay them. He would like to advertise for more volunteers. Ms. Hughes and Ms. Segura volunteered to help and Trustee Jacobs will provide them procedures. ACTION REQUIRED

Old Business:

Trustee Derrick reported that the ICC is expected to dump all traffic onto Muirkirk Road and Route 1. If the community is concerned, volunteers need to band together to demand action because there is no money allocated for traffic control at the present time.

Ms. Segura hopes to have the new phone line operational by June 1. ACTION REQUIRED.

The 2008 audit requirements are being reviewed and will be completed. ACTION REQUIRED.

Protocols and committee member lists need to be updated and provided to M. Hughes. ACTION REQUIRED.

New Business:

Trustee Derrick and Trustee Keating have received phone calls regarding abandoned homes. A committee is needed to research and follow-up on identifying and maintaining these homes. Trustee Derrick has asked the attorney for guidance in using MCA funds to maintain properties. The ACCC currently sends letters to the last owner of record when complaints are received and the county can also be notified if grass is longer than 12 inches or the property is not maintained. Trustee Keating explained that without the permission of the owner of record the MCA cannot "trespass" on the property.

Trustee Derrick has received community information and notices which will be sent to Trustee Jacobs to be posted on the web site to see if there is any community interest. ACTION REQUIRED

The Annual Meeting date will be either September 21 or 28 depending on the football schedule. A nominating committee is needed and current board members need to decide whether they want to run again. ACTION REQUIRED.

The newsletter has conflicting information on whether approval is required to put a dumpster on your property. It will be corrected. ACTION REQUIRED.

The next meeting will be held on **Tuesday, June 9, 2009 at 7:00 PM** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 9:00 P.M. The motion passed unanimously.