

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

June 14, 2011

Trustees in Attendance: P.Buehler, B.Derrick, J.Keating, R.Dengler, L.Fazio, T.Douville, T.Jacobs

Trustees absent with cause: D.Eisenberg, T.Fleming

Community Members Present: Peg Steiner, Jill Buehler

President Derrick called the meeting to order at 7:02. There was a quorum.

Secretary's Report: Tricia Douville

The minutes of the May 2011 board meeting were reviewed. Trustee Keating made a motion to accept the minutes as presented; Trustee Dengler seconded; there was no discussion; the vote passed unanimously.

Treasurer's Report: Lillian Fazio

The deposit (in question) of \$175 from Trustee Jacobs made last month has been placed in the checking account and designated as "other". Trustee Jacobs donated the money and requested it be donated for "Kids Water Park".

Trustee Fazio paid Trustee Jacobs for all the money put out for Montpelier Online. Billing for any internet service MCA is now paying. HOWEVER – no bill so for internet services but bills for info (telephone) line.

As of May, 2011, \$171,664 has been received in 2011 assessments.

As of June 14, 2011, there is still \$18,025 in uncollected assessments which Trustee Fazio is working on.

On May 27, Trustee Fazio and Corinne Rosen (MCA attorney) drove to Upper Marlboro because [a homeowner] filed an intent to defend that was brought for non-payment of assessment dues. [The homeowner] failed to show up and an Affidavit Judgment was awarded for \$914.40 in favor of MCA. The judge refused to pay Corinne for her time. The judgment allows MCA to place liens against any of her real property. Interest continues to grow on amount owed. Corinne will have to re-file. M. Hughes will give Corinne the go-ahead to proceed with the case.

Gypsy Moth Fund: Trustee Fazio contacted several people from the USDA and they all feel there is no imminent danger (they could see for the next 2-3 years) from another gypsy moth infestation. Trustee Fazio suggested it was time to place these funds into the reserve fund and suggested a notice be placed in Montpelier Today about an upcoming vote at the Annual Meeting. The funds are currently in an interest bearing account: (\$32,000.00+ in a certificate of deposit; Feb.2012 expires). They were collected in a special assessment years ago; Can a future board use the \$\$ for other purpose – may need community vote. Need to ask MCA attorney.

Trustee Fazio presented the balance sheet as of May 31, 2011.

Motion was made by Trustee Keating to accept the Treasurer's report; seconded by Trustee Fazio; passed unanimously.

ACCC Committee Report: Jack Keating

ACCC met this month; few questions about foreclosed houses and their yards, fire house being cleaned-dumpster on driveway; no real issues.

Trustee Douville passed on a question from a neighbor whether or not he needed to get a shed approved that was approved by a previous board because he now wants to change the location of the shed. Trustee Keating said 'yes' he does need approval again. Homeowner must come to meeting with paperwork.

Trustee Derrick asked M. Boddie to see if the Block Captains would inventory abandoned homes to determine how many there are. A board member or M. Hughes needs to go to the bank/mortgage companies and "bird dog" them to keep the yards maintained. Trustee Keating will talk to M. Boddie to get a count of homes; discussed at ACCC meeting how to identify them. Objective of this is to pressure the owner of the home, or the bank, to maintain the exterior up to covenant standards. MCA will not cut grass of these homes. There was an approximation that there are around 15 abandoned homes.

Communications Committee – no report

Facilities Committee: Richard Dengler

Work statement for common grounds in email: Nick Mills picks up trash in field; inspects cans and empties if full; each Friday empties all cans. Challenge – walking *entire* property to inspect for trash.

\$70.00 per quarter; Nick needs to learn property boundaries. Trustee Dengler will supervise. Trustee Derrick has observed trash behind the basketball courts.

Picnic table will be moved; bench pushed over for safety; playground and tennis court bench wood needs to be replaced.

Feet on benches in tennis courts are digging into court surface: Trustee Keating discussed with a neighborhood welder what to do. Jack will see E.J. 6/15 and ask about repairing.

Landscaping – master gardeners- neighbors donating surplus plants – go to homes and dig up and replant at pool/common grounds; best one on a volunteer day supervised by master gardeners. Have to wait for Fall or Spring now.

Volunteer day mission to weed hill and mulch. Any future plants must wait for Fall or Spring
Peg Steiner sent soil sample to U Delaware to determine best plants to use.
Trustee Dengler trying to fix swing in playground; needs some supplies.

Pool Committee: Paul Buehler

New pump and impeller problems resolved; American Pools reshaped impeller to draw less amps; calibrated the breakers at a higher number – 47.5 amps; master breaker at 50 amps.

Small leak in wading pool – covered by warrantee? Not a noticeable drop in water, just see air. Need to put American Pool on notice to repair post season; get official notice so work gets done; American Pools have been paid for their work.

Trustee Buehler purchased fuse ball table at Sports Authority \$150.00, with 2 year warrantee for breakage; Trustee Fazio will reimburse when she gets the receipt.

Trustees Derrick and Buehler fixed air hockey table legs.

Other 2 older fuse ball tables need new legs.

Could use at least 2 Lifetime® picnic tables. May put one in baby pool. < \$1,000; buy one with a handicapped table top.

Target (\$500), Home Depot (\$300) and Pool Umbrellas (\$1,000) sell off-set umbrellas for baby pool shade <\$1,000.

Trustee Keating suggests heavy duty umbrella for lasting purposes, not the Home Depot umbrella.

White-top tables (1-2 taken out of commission this year) buy six for \$162.45 each; 10 umbrellas (\$52.16 each) Money to come out of pool budget.

Trustee Jacobs made a motion to approve \$7,000 for purchase 6 round white tables (\$162.45ea), 2 lifeguard umbrellas (\$192.00ea); 10 (Recreonics) table umbrellas (\$52.16 ea); 3 picnic tables: 2 regular (\$680ea), one handicapped (\$710); permanent umbrella (\$2,300); in-ground BBQ (and concrete) (\$250-500) for near volleyball area; Trustee Buehler seconded it; Discussion: money coming from pool budget; pool budget: \$8,000.00. Passed unanimously.

Social Committee: no report

Next party July 4th

Security Committee: Richard Dengler

Royal Ridge property back doors open; no damage; Trustee Dengler and Joe Bacarella locked doors but they were open next time they returned; they locked them again; doesn't appear anything is missing; owner contacted and thanked Trustee Dengler, but says he no longer owns it .

Police want list of abandoned properties too.

No crime lately in neighborhood.

Discussed signs in neighborhood to get rid of solicitors ~\$50 each.

Need radar on Montpelier Drive.

Tennis Committee: Lillian Fazio

Work started on courts: enlarged cracks and patched; power washed to remove mold.

Fiberglass patching over all cracks; clean debris; resurface; should be done by end of week (June 18).

Low spots: not bad according to Trustee Fazio; low spot repair pushes water to another spot; not worth it to repair; tennis players do not think it's a problem; can use squeegees to remove water; Trustee Keating concerned about paying for major repairs while leaving low spots; surface is sloped for runoff.

Lumber around the edge (left of gate) is loose; ask if they will bolt back into the ground.

One back section of shrubs not removed; took only marked shrubbery out.

Any demand for tennis lessons? Will ask Lynn Coleman if kids are interested; Trustee Fazio will search for an instructor; will put a sign at pool; notice in newsletter and on email; possible that MCA will subsidize?

Old Business

Collect operating procedures from each committee and officers: each chair/officer will do their own SOP.

Governing Docs – Trustee Fleming working previous suggestions.

Water fountain (\$150) will be replaced between bathrooms.

Screen for boys bathroom to be installed.

Showers – trickle when two showers running.

Ken Tesch from Lighthouse fixed men's' room stall.

Mike Owens asked for estimate on how improve reliability. Replace flapper valves every other year; shouldn't let them dry out, but water's turned off after season.

Ken said he showed guard how to adjust water to get better flow.

New Business

Angela Alsobrooks – State’s Attorney, would like to come to one of our meetings –invite to annual meeting but not if only political campaigning.

Bushes removed around tennis courts; leaves remain and need to be removed; Trustee Dengler got a bid from Brickman for \$100.00; get a bid form Matt and Adam’s landscaping; roots need to be removed around tennis courts; ground stumps only.

Deerfield Run will charge \$30.00 per hour to use facility; what to do? July begins fee: \$1,400 per year in fees (Board and ACCC each month); Trustee Buehler made a motion to pay \$1,400 to have meetings at Deerfield; seconded by Trustee Keating; no discussion; Vote: Trustee Jacobs opposed; all others agreed.

Pool Rules: pool committee has the right to make rules; Lighthouse must also concur – does Board need to vote on changes? NO - unless members complain and come to board to appeal

Steps not wide enough going into playground from wading pool; they are to code; handrail too far from steps; check out to see if it’s to code; swing gate inward and move handrail-suggestion E.J. (homeowner, welder) may be able to fix.

Basketball hoops need nets – facilities; Rich Dengler will purchase; Tim Jacob’s son will put up.

Walkway between tennis courts and house – very hazardous; talk of repairing when parking lot done; discussed new asphalt or gravel – no bikes on gravel; Trustee Dengler get bid on walkway – Trustee Keating gave Trustee Dengler a figure for walkway.

Need barbed wire because kids are still getting into pool from electrical box and handrail on steps.

The next board meeting will be held on Tuesday, July 12, 2011 at 7:00 pm at Deerfield Run Recreation Center, pre-school room. The motion was made by Trustee Dengler to adjourn at 8:23 PM; it was seconded and passed unanimously.