

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes
Deerfield Community/Recreation Center, Preschool Room
July 12, 2007

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

Trustees absent with cause: Mari Beth Petit, Charlie Obenschein and David Hartley

Community Members present: James Mathis, Jeannene O'Neil, Marcia Segura, John Martin, Alex Soroka, Alexander W. Soroka, Paul Buehler, Seth Freidman, and Carmen Booker.

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

Secretary's Report, Minnie Clark Lamar

The June minutes were read. Trustee Coldren-Walker made a motion to accept the minutes. The motion was seconded and passed unanimously. Ms. Clark Lamar stated Deerfield Recreational Center would be closed at the time of the next meeting, August 14th. It was suggested we use the gymnasium - Ms. Clark Lamar said she would look into it. **ACTION REQUIRED**

Treasurer's Report, Julia Coldren-Walker

See following treasurer's report. There are two checks that have not been cashed and may have to be replaced sometime in the future. Green Thumb has never submitted a bill for services.

ACCC, Jeri Witt, Chair

A report was submitted to the board. See following complete report. Trustee Mathis had a question regarding the appeal process when a homeowner was fined. It was explained the homeowner first appealed to the ACCC and then, if still not satisfied, could appeal to the Board of Trustees. Trustee Witt introduced the Vice-Chair of the ACCC, Marcia Segura, who would be taking the position of Chairperson when Trustee Witt steps down in October. Ms. Segura stated she would have a problem doing all the paperwork involved with the position. A motion was made and seconded that Mary Hughes be asked to assume the paper work associated with ACCC business. The motion passed unanimously.

TRAFFIC, Sandy Martin, Chair

Trustee Martin reports of speeding problems on Oxwell and Mt. Pleasant. She has attempted to contact the police officer who is our liason but he has not returned our call. She is trying to obtain an alternate contact.

FACILITIES, Paul Petit, Chair

No report. Trustee Wagner will try to find someone to get the new signs up on the basketball, tennis courts, etc.

ACTION REQUIRED Trustee Witt had gotten a complaint from Mrs. Freidman concerning the playground - that there were cigarette butts, empty cans, etc. being left on the ground. Trustee Witt suggested we lock the playground at the same time we lock the parking lot gate. She had discussed this with the fellow who locks up at night and he was willing to lock the playground also. The playground will be open from approximately 8:00am to 9:00pm. Mr. Freidman was present and thanked the board for their consideration of this issue. Trustee Coldren-Walker made a motion to secure a lock for the playground - it was seconded and passed unanimously. **ACTION REQUIRED**

POOL, Paul Buehler, Chair

The pool committee chair stated the swim team was using the pool regularly and there has been a couple of meets there.

The gate attendants shack was broken into and the computer was stolen. The door was not properly locked - it is old and hard to lock - but more importantly the metal trunk used to house the hard drive did not have a lock on it. Mr. Dengler stated he would secure a lock for the metal trunk **ACTION REQUIRED**. Thanks to Mary Hughes, she brought an old computer of hers from home, the pool was able to open up in a reasonable amount of time that same day. It was decided not to file an insurance claim because of a possible increase in premium. Concerns were voiced regarding the information on the stolen computer, pictures, addresses and it was decided to password

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protect the current computer by buying a program especially designed for that purpose. **ACTION REQUIRED.** Mr. Buehler stated he had made a new rule that persons could not come into the pool, even for a drink of water, if they were not homeowners.

Mr. Buehler stated he has spent about \$600.00 on the pool since last meeting. His expenditures included a new foosball table, repairs to the water heater, a secondhand desk for the guard house, a new basketball hoop and some flower pots.

He brought a pool filter to the meeting to show the board how badly they are in need of replacement.

There are 5 sets so it was decided he should replace them two at a time, at the cost of approximately \$2200.00 per pair. The subject of replacing the whole system with possibly a sand filter that never needs filters was discussed and it was decided it was too late in the season to get into this but it should certainly be addressed at a future board meeting. Trustee Martin made a motion we purchase one set of filters for approximately \$2200.00 - it was seconded and passed unanimously **ACTION REQUIRED.** Payment was discussed and Trustee Coldren-Walker stated she could possibly pay for it online but it was decided a check would be issued. Mr. Buehler stated he would like to improve the landscaping around the pool at some date. **ACTION REQUIRED** Trustee Witt inquired where the lane lines, which were to be used along one side of the pool, were and was told they were on order and should be there soon. **ACTION REQUIRED.**

Trustee Witt inquired about the a bicycle rack being moved from the parking lot to inside the pool as the scooters, skateboards and bicycles just laying around are causing a hazard for people trying to sit in the shade of the snak shak. It was decided the old ones would be painted and placed inside along the playground fence at once.

ACTION REQUIRED

Trustee Witt inquired about the deliberator and was told it was promised by Community pools but has not shown up yet. She mentioned it was agreed last month that we would buy the unit and take it out of Community pools next bill. Mr. Buehler stated he would make sure that was done. Trustee Martin asked if our lifeguards were trained to use one and was told yes, they were. It was suggested by Trustee Mathis we buy one the guards are familiar with.

ACTION REQUIRED Since there is no need for new furniture at the pool this season it was decided Mr. Buehler could use \$2,500 of the furniture fund of \$5,000. to install a shower system, buy a power washer and do some landscaping inside the pool area. A motion was made by Trustee Coldren Walker and seconded with all members voting yea except Trustee Witt who abstained stating she wanted to see the lane lines go in for the adults before voting more money for toys, etc. **ACTION REQUIRED.** The subject of adult pool parties allowing alcohol was discussed and tabled for another meeting - as was the subject of a new fence. The insurance policy that Mr. Buehler was looking into did not materialize because the company would not insure us due to our previous losses at the playground. The subject of moving the fence came up and it was decided we would need a visual and it would be discussed at another meeting.

SOCIAL, Susan Mathis, Chair

Trustee Mathis thanked Sue Thompson and Lynne Collman for doing such a great job on the pizza nights at the pool and Kendra Wagner organizing the July 4th. party while Trustee Mathis was away on vacation. In August there will be a teen party and an adult party. She is trying to line up water aerobics but not having much luck getting an instructor.

Trustee Mathis has contacted someone from the Montpelier Arts Barn regarding the Annual meeting. The room holds 120 people and it can be rented for a small donation of approximately \$150.00. Also, unlike in the two years past we can have refreshments. There is a line item of \$400.00 in our budget for this event. A motion was made by Trustee Martin that we have the event on Sunday, September 23, 2007 (the Redskins are not playing that day) and that Trustee Mathis be allowed to use the \$400.00 to buy refreshments with the balance going as a donation to the Arts Barn - no less than \$150.00. The motion was seconded by Trustee Coldren Walker and passed unanimously. Trustee Mathis will work on the times for the event with the Art Barn personnel.

SECURITY, Richard Dengler, Chair

No report. Member Jeaneanne O'Neil reported a lady walking her dog had been shot at with a pellet gun from the apartment complex behind their house (Crestleigh Apartments). No one was injured but a police report was filed. A mention was made regarding the increased number of solicitors in the neighborhood. It seems since Verizon is an established utility in this community they are not considered "solicitors" and are exempt from any signs we put up. Mr. Buehler stated he had a car parked on his street - Golden Pass - and Officer Delaber came out and checked it out.

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WEB COMMITTEE, David Hartley, Chair
No report.

BENEVOLENT FUND, Jeri Witt, Chair

Trustee Witt had the walkway from Shadetree Lane to Montpelier School cleared of all the ivy and overhanging trees after getting a complaint from homeowner Seth Freidman. A bill was submitted for this work.

Trustee Witt requested a petty cash fund of \$200.00. Trustee Coldren-Walker stated she felt the fund should be \$500.00. Trustee Coldren-Walker made a motion to give the Benevolent Fund a petty cash fund of \$500.00 - it was seconded and passed unanimously. **ACTION REQUIRED**

NOMINATING, Susan Mathis, Chair

Has received only one nomination form so far.

BEAUTIFICATION, David Soule, Chair

No report.

SWIM TEAM, Jeananne O'Neil, Chair

The financial report was submitted via email. The swim team had 2 wins/2 losses this year and placed second in the Laurel Invitational. We have several outstanding swimmers who brought home ribbons and trophies for the team. Per instructions, Mrs. O'Neil put up a sign at the pool at the last meet regarding lack of medical insurance for the swimmers. The Divisional meet is July 21st. with a banquet at the pool afterwards. The Board had mentioned we would pay for the pizza so a bill will be submitted. **ACTION REQUIRED**

Mr. Buehler asked if the Board would consider an endowment for swimmers who want to swim year round but cannot afford it. A discussion followed regarding the needs of the Montpelier Marlins vs the needs of the other children in the community and a compromise was reached. The swim team would submit a proposal for some kind of a fund raiser, supported by the Board, and the community to assist the Marlins in raising money. Mrs. O'Neil, on behalf of the swim team, apologized for the rudeness and hot tempers toward the board and said she hopes we can all work in harmony next year.

Old Business:

It was agreed that when our insurance policy expires at the end of December we would get competitive bids with possibly a higher deductible and event insurance. Paul Buehler is to line up some bids. **ACTION REQUIRED**

New Business;

Protocols for each committee - when the new board meets each committee chair should submit a list of members and exactly what that committee's functions are - including any budgets they may think is needed.

A power washer the pool borrowed from a homeowner got burned out. A motion was made, seconded and passed unanimously to replace this item.

Trustee Witt brought up the issue of installing a closet in the back of the central unit at the pool to store the community archives. A motion was made by Trustee Coldran-Walker, seconded and passed unanimously. **ACTION REQUIRED**

A motion was made by Chair Wagner, seconded and passed unanimously for a pay increase for Mary Hughes the Assistant to the Board.

A homeowner was appealing a decision made at an ACCC meeting. He was told he would have to first appeal to the ACCC and then if he got no satisfaction he could appeal the ACCC's decision to the Board.

A homeowner who has lived in the community for 39 years complained about the \$10.00 increase of our assessments. An explanation followed regarding the reasoning behind the increase and a comparison made to what other community's pay in assessments. It was mentioned the Benevolent Fund could possible be used to assist these older homeowners who are on fixed incomes.

The new bylaws were discussed and several changes were made. The Community will have a complete printing in the next newsletter so they can review the changes there. The new bylaws will then be voted on at the annual

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meeting in September.

There was no further business before the Board.

The next meeting will be held on Tuesday, August 14, 2007 at a location determined at a later date. The motion was made and seconded to adjourn at 8:31 P.M. The motion passed unanimously.