

# Montpelier Community Association, Inc.

## Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room September 12, 2006

**Trustees in Attendance:** John Bertak, Julia Coldren-Walker, David Hartley, Susan Mathis, and Kendra Wagner.

**Trustees absent with cause:** Suzanne Haversack, Paul McCullagh, Maribeth Petit and Lucille Young  
**Community Members present:** Mary Hughes, Peg & Charlie Stainer, Robin Garber, Kathy Gray, Charley Obenshain, James Mathis, Paul Herrnson, Martin Novak, Richard Dengler, and Jeri Witt

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

### **Secretary's Report,** Kendra Wagner:

Trustee Wagner presented the August minutes. Trustee Mathis made a motion to accept the minutes. The motion was seconded and passed unanimously.

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

Trustee Coldren-Walker reported that one CD is up for renewal and will be rolled over for another year. The current bank balance is \$30,849.45 and taxes are due to the state (\$554) and the IRS (\$2,210). Those will be posted by the 15<sup>th</sup> of the month.

### **Committee Reports:**

#### POOL COMMITTEE, Suzanne Haversack, Chair

No report. Trustee Coldren-Walker said that the pool season went very well and Suzanne should be thanked. The manager of the pool was exceptional and should also be thanked. Mr. Dengler mentioned that the pool cover has not been put on and should be very soon before leaves fall and other damage occurs. Ms. Hughes asked if the payment for the motor had been resolved. Trustee Mathis indicated that Trustee Haversack was still working with the management company to close the pool for the season.

#### TRAFFIC, John Bertak, Chair

Trustee Bertak reported that there is still debris at Muirkirk and Route 197 from an accident. He mentioned that although it is nice that the road is paved, it seems that traffic is going much faster. There seems to be much confusion about the new traffic light pattern at Montpelier and Route 197 and residents are urged to use caution. Trustee Wagner asked for a contact so that the board can continue to monitor the situation and Trustee Mathis asked that something be put in the newsletter urging caution.

#### ACCC, Jeri Witt, Chair

Ms. Witt reported that the last ACCC meeting was quite brief. One homeowner appealed a fine and two sheds were approved at the last meeting.

#### FACILITIES, Paul Petit, Chair

No report. Ms. Witt reported that a resident offered to form a committee to keep up the Montpelier sign at Rte. 197 and Montpelier. He has been watering and cutting the grass. Trustee Wagner and the board concurred that this is a good idea and Trustee Wagner volunteered to contact him on behalf of the board. Trustee Mathis made a motion to accept the offer of upkeep of the Montpelier sign. The motion was seconded and passed unanimously. ACTION REQUIRED. Mr. Dengler reported that the Criscuoli contract is up for renewal and the board would like them to continue to pick up trash and leaves. Trustee Coldren-Walker suggested that the contract include wording that would include asking for additional pick-up as needed. There is still a dead tree which should be removed, but it is not clear whether this is on county property. A motion was made by Trustee Coldren-Walker to authorize removal of the tree. It was seconded and passed unanimously. ACTION NEEDED.

#### SOCIAL Susan Mathis, Chair

Trustee Mathis reported that the Wednesday-night-pizza-at-the-pool-get-togethers were very successful. Trustee Mathis thanked Susan Thompson and Lynne Collman for their help. The Labor Day picnic was

rained out so a picnic will be held on September 30. Trustee Mathis thanked Kendra Wagner for her help. The next events after that will be the Holiday Lighting Contest and Santa Visits. The yard sale will be saved for next spring.

**SECURITY, Richard Dengler, Chair**

Mr. Dengler reported that several car thefts have occurred recently. The police believe they know who the perpetrators are and they have increased police presence in the area. Mr. Dengler will raffle off twelve "clubs" at the annual meeting for those willing to join the police program.

**WEB COMMITTEE, David Hartley, Chair**

Trustee Hartley distributed some notes regarding the new forum/website. Some people are reluctant to sign up for the yahoo account and a poll will be set up for comments. A suggestion was made to start a "wiki" and Trustee Hartley is researching this further. A database is being created for the referral list.

**NOMINATIONS, Susan Mathis, Chair**

Trustee Mathis was pleased to report that members she contacted were eager to serve on the board of trustees and it was a positive experience this year.

**Old Business:**

Ms. Witt reported that responses to the community sign are either love it or hate it. Only 11 people responded to her poll. A suggestion was made to explain the sign in the newsletter. Ms. Witt will get additional information and pictures for an article in the newsletter.

Legal issues: Ms. Hughes reported that a homeowner whose assessment and legal fees check bounced has requested that the check be redeposited. He assured her that the funds are there and it was a bank mix-up. **ACTION REQUIRED.**

Mr. Dengler reported that residents are putting leaves on the common grounds. He suggested that the dumpster be removed so that residents not use the area as a community dumping ground.

**New Business:**

The Annual Meeting is Sunday, September 17 at 7 PM at Capitol College. The cost for the auditorium was reduced to \$400 and Old Glory Harley-Davidson offered to cover the cost. Ms. Witt asked whether a board member has the authority to secure a sponsor without approval of the board. Trustee Wagner said that the board should look into this for the future. There will be some door prizes and Trustee Petit has been working on this.

**Comments from Attending Members:**

Ms. Garber asked the board to research the legality of the expansion of group homes in the neighborhood. Ms. Witt suggested that the board ask the MCA attorney for a legal opinion. Ms. Witt reported that the ACCC committee has been involved with group homes when covenant violations occur. A member asked whether covenants against running businesses in the community could be enforced against group homes. Ms. Witt reported that if the board wished the ACCC to take action on all businesses being operated in the community, the committee would do so. Community member, Mr. Hernson, reported that other communities have organized and worked with their local political leaders to exert their influence in matters such as this. Several members suggested that Council Chairman Dernoga be contacted on this matter. Trustee Hartley made a motion to invite the MCA attorney to attend the annual meeting. There was no second and the motion died. Ms. Garber volunteered to form a committee to investigate group home expansion in the neighborhood. Trustee Mathis made a motion to nominate Robin Garber to chair the committee investigating group home expansion in the neighborhood. The motion was seconded by Trustee Wagner and passed unanimously. The MCA attorney will be asked to research the legal aspects of group homes in our neighborhood. **ACTION REQUIRED.**

The next meeting will be held on the second **Tuesday of October, October 10, 2006 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 7:59 P.M. The motion passed unanimously.