

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room September 11, 2007

Trustees in Attendance: Julia Coldren-Walker, Minnie Clark Lamar, Charley Obenschain, Jeri Witt, and Kendra Wagner.

Trustees absent with cause: David Hartley, Sandy Martin, Susan Mathis and Maribeth Petit

Community Members Present: Richard Dengler, Mary Derrick, Tony Fleming, Mary Hughes, Jewa Lea, James Mathis, and Paul Petit.

Trustee Wagner called the meeting to order at 6:47 PM. A quorum was present for conducting business.

Secretary's Report, Minnie Clark Lamar:

The August minutes were read and amended. A motion was made to accept the amended minutes. The motion was seconded and passed unanimously.

Treasurer's Report, Julia Coldren-Walker:

The treasurer reported: \$96,558.03 balance in the checking account; \$4,287.53 in the Benevolent Fund Account; \$28,629.45 in the Gypsy Moth Account; \$28,565.67 in Fund A; \$25,930.01 in Fund B; and \$27,184.57 in Fund C. Four accounts will mature within the month and Trustee Coldren-Walker asked if they should be combined to get a higher interest rate. They will continue to be kept separate so money can be accessed easily if needed.

Committee Reports:

ACCC, Jeri Witt, Chair

Trustee Witt emailed the board copies of the ACCC minutes (copy attached).

FACILITIES, Paul Petit, Chair

The fence gate to the basketball court is out of alignment and will no longer lock. Trustee Witt made a motion to contract with R. Shoupe to lock and unlock the gate when he performs his other lock duties. The motion was seconded and passed unanimously.

GOVERNING DOCUMENTS, James Mathis, Chair

Mr. Mathis reported that there are two members signed up to speak at the Annual Meeting. The guidelines for speakers have been distributed to the community through the newsletter.

BENEVOLENT FUND, Jeri Witt, Chair

No report.

POOL COMMITTEE, Paul Buehler, Chair

No report. Winterization needs to be done and the pool cover put on before more leaves come down. Trustee Wagner will contact Mr. Buehler. ACTION REQUIRED.

TRAFFIC, Sandy Martin, Chair

No report.

SOCIAL, Susan Mathis, Chair

The Teen Party was interrupted with bad weather, but was a success. The last pool party of the season, the Labor Day party, was well-attended and another success. Annual Meeting arrangements have been made. Trustee Mathis was thanked for the success of the pizza parties at the pool.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that the Beltsville station is receiving additional police officers. He also reported that car theft in the county has decreased substantially in 2007 thanks to police efforts.

SWIM TEAM COMMITTEE, Jeannene O'Neil, Chair

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No report. An audit discovered that the Facilities Committee paid for replacement locks on the swim team's candy machines at the pool. As the machines are fully owned and operated by the Swim Team, they should reimburse the association for the cost of the locks. ACTION REQUIRED.

COMMUNICATIONS COMMITTEE, Tony Fleming, Chair

Mr. Fleming reported that redesign of the web site had started and much information needs to be updated. The audience and values need to be defined. He has had one meeting and is arranging others with committee members and community members. All volunteers need to be thanked for their work.

ACTION OF THE EXECUTIVE COMMITTEE:

An ad hoc Tennis Committee was approved to submit a list of repairs needed at the tennis courts. A motion was made to approve the action of the Executive Committee which approved the list of repairs, not to exceed \$1,000. The motion was seconded and passed unanimously.

Old Business:

New Business:

The homeowner of 12401 Silverbirch Lane appeared before the board to appeal a recent decision of the ACCC. After installing a six foot fence around a portion of the yard, the ACCC assessed the following violations: 1) Failure to request prior approval; 2) Covenants only allow four foot fences; 3) Fence was installed outside parameters allowed in Covenants. The homeowner was told to lower the fence to four feet and in consideration of the financial burden of lowering the fence, the ACCC did not issue fines for the other violations. The homeowner explained to the board that other methods of controlling the dog had been tried unsuccessfully and that the fence was necessary for the security of her family and neighbors. After much discussion, Trustee Obenschain made a motion to support the decision of the ACCC. Trustee Coldren-Walker seconded and the motion passed with two abstentions. (Count: Yea-Trustees Coldren-Walker, Obenschain, and Wagner; Nay- None; Abstaining-Trustees Clark-Lamar and Witt.)

A discussion of No Solicitation signs was tabled until next month. ACTION REQUIRED.

The next meeting will be held on the second **Tuesday of October, October 9, 2007 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 7:44 P.M. The motion passed unanimously.

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ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Meeting Minutes - September 6, 2007

Committee Members Present: Jeri Witt, Marcia Segura, Diana Sowle, Ron Lenart, Thomas Jaehnigen and Michael Boddie

Committee Members Absent: Brian Dennis, David Friel and Toni Byrd

Community Members Present: Andrew Hammond - Lot #126, Jewa Lea – Lot 151, Joe Bacarella - Lot #56, Mary Hughes - Admin. Assistant

The meeting, held at Deerfield Community Center, was called to order at 7:00 pm. Attendance was taken - the August meeting minutes had been approved online for purposes of including them in the current newsletter.

Old Business:

- 12203 Brittany Place - Cease and Desist to be written regarding violations.
- 12200 Cedarbrook Lane - Cease and Desist to be written regarding violations.
- 12205 Cedarbrook Lane - new owners - letter to be written regarding debris in yard.
- 12411 Cedarbrook Lane - Cease and Desist for landscaping material in front yard.
Letter written concerning mattress/box springs in front yard.
- 8713 Crystal Rock - fines assessed for non-compliance on the following violations:
 - \$500.00 for camper in side yard
 - \$500.00 for stairs and railings on above ground structure.
 - \$500.00 for debris and paint - second shed
- 12412 Eastgate - dumpster present is not original dumpster - will be moved within the month.
- 9007 Montpelier - Cease & Desist to be written regarding debris on porch and landscaping materials still in yard.
- 12211 Mt. Pleasant - Board of Trustees upheld fine of \$200.00.
- 9200 Pleasant Court - Member Lenart will contact regarding debris on front porch.
- 12704 Silverbirch Lane - homeowner states window has been repaired - he will submit color choices for painting house at a later date.

New Business: Curt Davies has submitted his resignation due to business obligations. Jeri Witt had submitted her resignation also.

- 8900 Churchfield Lane - approved 10 x 10 ft. shed
- 8718 Granite Lane - letter to be written concerning trailer in grass. A fine of \$50.00 was imposed as this is a re-occurring violation.
- 8800 Montpelier Drive - approved 10 x 6 ft. shed
- 8806 Montpelier Drive - approved replacing of front porch floor and posts, painting of shutters, brick and front door.
- 9200 Montpelier Drive - work completed - Thank you.
- 8803 Orwood Lane - approved 33 x 15 ft. concrete patio.
- 8785 Oxwell Lane - letter to be written regarding car under tarp.

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12346 Shadetree Lane - requested 6 ft. fence denied but allowed 6 ft. fence along the back of the property for security reasons since it backs up to power lines.

12501 Silverbirch Lane - 6 ft. fence erected without prior approval and outside perimeters stated in Covenants. Fence has to be reduced to 4 ft. and other violations waived at this time.

There being no further the business the meeting was adjourned at 8:20. The next meeting of the ACCC will be held on October 4, 2007 - 7:00 pm at Deerfield Community Center.