

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes

October 21, 2003

Trustees in Attendance: Sue Alvarez, Tricia Douville, Shawn Kelly, Paul McCullagh, Georgianne McNeirney-ReWalt, and Jeri Witt.

Trustees absent with cause: Todd Matejovich and Richard Rumke

Community Members present: Ken Busic, Mary Lee Chatrnuck, Richard Dengler, Miya John, Liz Matejovich and Lucy Young.

Trustee McCullagh called the meeting to order at 6:48 PM.

Secretary's Report:

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

Trustee McCullagh thanked the retiring board members for their service and recessed the meeting. He called the meeting back to order at 6:55 PM.

Trustees in Attendance: Sue Alvarez, Tricia Douville, Shawn Kelly, Paul McCullagh, Miya John, Jeri Witt and Lucy Young.

Trustees absent with cause: Todd Matejovich and David Hartley.

Trustee McCullagh read the duties of the new trustees from the covenants. A motion was made and seconded to elect Trustee McCullagh president of the board. The motion passed unanimously with Trustee McCullagh abstaining.

A motion was made and seconded to elect Jeri Witt as vice-president. The motion passed unanimously.

Trustee McCullagh accepted the resignation of Trustee Alvarez from the board and thanked her for her service. The board appointed Gerri Berman to fill the unexpired term of Trustee Alvarez. The motion to elect Gerri Berman to be treasurer of the board passed unanimously.

A motion was made and seconded to elect Lucy Young as secretary. The motion passed unanimously.

A motion was made and seconded to elect Trustee Douville to the executive committee. The motion passed unanimously.

Trustee McCullagh remembered former MCA treasurer, friend and neighbor, Ken Jacobs, who passed away in September. Our community lost a great man and all who knew him will miss him.

Treasurer's Report:

The budget will be prepared for the next board meeting. The budget must be approved in December and then be printed in the January newsletter.

Committee Reports:

ACCC, Jeri Witt, Chair

Trustee Witt filed a report from the last ACCC meeting. (Copy attached.) Many sheds are being erected and several new homeowners have not received resale packages. The committee passed a

Montpelier Community Association, Inc.

motion that any member missing three consecutive meetings or five meetings in a 12 month period will be asked to resign from the committee.

TRAFFIC, Shawn Kelly, Chair

No report.

FACILITIES, Richard Dengler, Chair

- The pool cover did not fit properly so it is being fixed, at no charge to MCA. The pumps are running again to keep the water clean. When the cover is in place, the pumps will be stored for the winter. The committee is looking into an entry system for pool admittance. A "white paper" will be presented at a future meeting.
- Repairs to the playground, which was damaged during Hurricane Isabel, are being taken care of by Ed Litcher. The fallen tree has been removed and the bill paid.
- Bushes need to be trimmed in front of the pool for security.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported that five cars were stolen in Montpelier last month. On Oct. 13 a car was stolen on Mt. Pleasant. Several stolen cars have been dropped off in Montpelier. Please take time to keep an eye out for unusual activity in the neighborhood.

GOVERNING DOCUMENTS, Ken Basic, Chair

Mr. Basic still asking for input from the board on Article IV, Section 5, "Parking." We do not control the county streets like other communities do.

SOCIAL AND RECREATION, Cheryl Moran, Chair

Ms. Moran will resign as chairperson of the committee at the end of the year. Trustee John expressed interest in the position.

Old Business:

Legal Issues: The board has paid the law firm, Nagle & Zaller, \$3,600 this year to place liens on properties. MCA has received \$54 so far. Several board members feel that a smaller firm or sole practitioner would be less expensive and more responsive. Trustees McCullagh and Witt consulted a new attorney to discuss alternatives. Trustee Matejovich will work with the new attorney.

New Business:

None.

Comments from Attending Members:

None.

The next meeting will be held on **Tuesday, November 18, 2003 at 6:45 at Deerfield Recreation Center, preschool room.**

The motion was made and seconded to adjourn at 7:50 PM. The motion was approved unanimously.

Montpelier Community Association, Inc.
Architectural Control & Compliance Committee

Meeting of October 2, 2003

Committee members in attendance: Brian Dennis, Jan McCullagh, Ron Lenart, David Friel and Jeri Witt.

Committee members absent: Georgianne McNeirney, Ken Busic, Bill McClellan, Thomas Jaehnigen and Liz Matejovich.

Old Business:

12506 Silverbirch Lane - Caroline Center Group Home. They have agreed to vinyl side the exterior of the house, reseal the driveway and adjust the landscaping timbers.

9108 Montpelier - homeowner was delayed in starting promised improvements due to storm damage. Should be started before the next meeting.

8795 Oxwell - homeowner cleaned up the landscaping materials in the driveway.

8700 Oxwell - flagpole not removed as yet. Letter to be sent.

New Business:

12708 Silverbirch Lane requested extending his driveway 10 feet in width. The covenants state driveways can only be 25 ft. Approval was given to extend his driveway to 25 ft.

12501 Cedarbrook Lane requested approval of (1) handicap ramps in the front of the house (2) handrails to follow the ramp (3) a sidewalk to run along the side of the house (4) deck in the back of the house. Two committee members will meet with the homeowners to get a clearer picture of what their plans are. No neighbor approvals attached.

12811 Fernwood Turn - complaint received regarding lack of lawn maintenance, gutters and roof. Homeowner was contacted and said it was storm damage. Committee will follow up.

Survey will be done weekend of November 1/2 to include boats not removed from property.

A motion was made and passed regarding meeting attendance. Effective immediately any member missing 3 consecutive meetings or 5 meetings in a 12-month period will be asked to resign from the committee.

Jeri Witt, Chair