

Montpelier Community Association, Inc.

Board of Trustees Meeting Minutes Deerfield Community/Recreation Center, Preschool Room November 14, 2006

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

Trustees absent with cause: Maribeth Petit

Community Members present: John Martin, Ricky and Mary Ridgeway, Richard Dengler and Mary Hughes. Trustee Wagner called the meeting to order at 6:48 PM. A quorum was present for conducting business.

Secretary's Report, Minnie Clark Lamar:

The October minutes were read. Trustee Witt asked for clarification regarding the "easements" which were overgrown and in need of attention. The one in question was on Golden Pass. Trustee Mathis made a motion to accept the minutes and Trustee Witt seconded. They were approved unanimously.

Treasurer's Report, Julia Coldren-Walker:

Trustee Coldren-Walker reported that there was little activity because signatures are needed for the checking account. The auditor's recommended that bank statements be reconciled to the computer records. Trustee Coldren Walker will start doing it in the future. A Chevy Chase bank manager will come to the meeting to facilitate the new signature cards.

Committee Reports:

POOL COMMITTEE, Suzanne Haversack, Chair

Ms. Hughes read the pool report prepared by Ms. Haversack. Bids are being solicited for management of the pool for the next pool season. The season will start May 26, 2007. Bids are also being solicited for replacing the roof. Ms. Haversack recommended that a dumpster be rented so that the storage area can be cleaned out. Volunteers are welcome to contact Ms. Haversack to help in any of these matters.

ACTION REQUIRED

Trustee Mathis asked if the check could be prepared for Ms. Gerlach in appreciation of her outstanding work at the pool this year. Trustee Coldren-Walker explained that the check had been prepared when Ms. Haversack requested it at the last meeting.

ACCC, Jeri Witt, Chair

No meeting because they could not get a quorum. Two sheds and an addition were approved, but there was very little activity at this time of year. The ACCC is looking into a potential violation on Shadetree. Trustee Wagner said that she contacted Mr. Simon regarding the light poles and will try to get information from him. **ACTION REQUIRED.**

GROUP HOMES, Robin Garber, Chair

No report. As there have been no reports from the committee, Trustee Wagner made a motion to remove the committee reports from the regular agenda because there does not seem to be a pending issue at this time. Trustee Witt seconded and the motion passed unanimously. Trustee Wagner will contact Ms. Garber. **ACTION REQUIRED.**

TRAFFIC, Sandy Martin, Chair

Trustee Martin will contact Mr. Bertak regarding traffic issues. **ACTION REQUIRED.**

FACILITIES, Paul Petit, Chair

Trustee Coldren-Walker read the Facilities Report prepared by Mr. Petit. Several dead trees have been removed including the one at Briardale and Cedarbrook Lanes. The initial cost was \$550 and then two additional trees were removed and stumps for a total of \$750. Medina moved the leaves left in the street. The yard machine is in need of repair and Mr. Petit will try to do it himself. Additional clean-up of the area can be done, but Mr. Petit would like to know exactly what the board wants to have trimmed, etc. Trustee Witt will contact Ms. Haversack to find out exactly what trimming is needed. There was a question whether the easement on Golden Pass is county owned or part of the pool and common ground property. Trustees Witt and Wagner will look into it. **ACTION REQUIRED**

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SOCIAL, Susan Mathis, Chair

Trustee Mathis reported that the Holiday events are on schedule. The social committee and the swim team committee are looking into resurrecting a snack bar at the pool next season.

SECURITY, Richard Dengler, Chair

Mr. Dengler reported two incidents involving guns in a Montpelier home. There has also been action to eliminate a problem of drugs on the common grounds. Trustee Witt reported that the front door of a home on Fernwood Turn appeared to be broken. She reported that the county has been in twice to clean up the back of the property. Mr. Dengler reported that the tennis courts are no longer locked and he offered to buy a lock. A motion was made and approved unanimously authorizing Mr. Dengler to purchase a lock for the gate. The combination will remain the same. ACTION REQUIRED. Trustee Coldren-Walker has not been receiving bills which have been email by Mr. Shoupe for gate locking services. Mr. Dengler and Ms. Hughes will forward all bills to her when they receive them.

WEB COMMITTEE, David Hartley, Chair

Trustee Hartley reported the web site is being revised with new board information and he asked for input from members. Trustee Hartley has talked to a company who will bring a dumpster to the community and recycle old computer-related electronics at no charge. Trustee Coldren-Walker made a motion to hold a computer recycling day as organized by Trustee Hartley. The motion was seconded and passed unanimously. ACTION REQUIRED.

BENEVOLENT FUND, Jeri Witt, Chair

Trustee Witt reported that \$40 was spent to mow grass of deceased homeowner on Oxwell. Trustee Mathis moved that the board authorize the sign at Briardale and Cedarbrook, be constructed similar to the picture in the November-December issue and that Trustee Witt use funds from the Benevolent Fund to finance the sign. Trustee Obenschain seconded the motion. Trustee Hartley asked what responses have been received regarding the sign and Trustee Witt replied that there have been very few responses and they are evenly split. Trustee Witt expressed reluctance to do anything without the full approval of the board. She also felt that money donated to the Benevolent Fund should not be used for this project. The motion was amended to authorize Trustee Witt to go forward with estimates for the sign and funding will be discussed by the board after receiving the information. The motion was seconded and passed with Trustee Hartley abstaining. ACTION REQUIRED.

Old Business:

The board discussed raising the 2007 assessment. After much discussion, Trustee Witt made a motion to increase the assessment \$10.00 for 2007. Trustee Mathis seconded the motion and it passed unanimously. Mr. Dengler recommended that the board write a letter to the pool company notifying them that the contract is being reviewed. Trustee Wagner will contact Ms. Haversack. Winterizing of the pool will also be discussed. ACTION REQUIRED.

The MCA property list was reviewed. Keys etc. have not been turned over to new board members. ACTION REQUIRED.

New Business:

Trustee Witt recommended that the board institute a collection fee for late assessments. The attorney reported that the board had the authority to charge a collection fee to recover the costs associated with collecting overdue assessments. Trustee Witt made a motion to charge a \$30 collection/late fee for all assessments not postmarked by April 1. The board will look into whether the interest should also be charged. The motion was tabled until next month.

The bankruptcy plan for the Doyle property has been approved and the attorney advises that the MCA should start receiving payments of approximately \$440 per month.

Trustee Witt asked the attorney if a fine could be imposed on members who refuse to submit a yearly affidavit. The attorney has been asked for advice. ACTION REQUIRED.

A review of the insurance was recommended. Trustee Witt asked if the swim team was covered by our insurance or if they had their own. As the insurance is due in January, the agent will be asked to attend the next meeting. Trustee Coldren-Walker will contact the agent. ACTION REQUIRED.

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Trustee Witt expressed concern about accounting for the donations made to the swim team. A liaison from the swim committee should attend or report to the board if donations are collected with the assessment. Trustee Mathis is also a member of the swim committee so she volunteered to be the liaison. Insurance for the swim team is a major concern. Ms. Hughes reported that a former treasurer stated that she was adding coverage for the swim team. Trustee Wagner will contact Ms. Haversack and the pool committee. ACTION REQUIRED.

Trustee Obenschain asked about the action to put up a fence on Starling Lane. Park and Planning said that a fence can be erected, but it must also be maintained at our cost. Trustee Obenschain expressed interest in also fencing the area at Mt. Pleasant Drive adjacent to the apartments. ACTION REQUIRED.

Trustee Wagner received a complaint from a community member who volunteered for committees, but had not received a reply from committee chairs. The member was asked to attend the meeting to discuss the specifics.

Comments from Attending Members:

Ms. Hughes asked the board to review the 2006 affidavit and assessment letter and report any changes to her at the next meeting. ACTION REQUIRED

The next meeting will be held on the second **Tuesday of December, December 12, 2006 at 6:45** at Deerfield Recreation Center, preschool room. The motion was made and seconded to adjourn at 8:21 P.M. The motion passed unanimously.