

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

February 14, 2017

Trustees in Attendance: Bob Derrick, Jack Keating, Lillian Fazio, Tricia Douville, Paul Buehler, Brad Gimbert and Jean Sorrentino.

Trustees Absence: Richard Mason and Tim Jacobs

Community Members Present: Matt Derrick, Manuel Cebrero and Michelle Gimbert.

President Bob Derrick called the meeting to order at 7:03 pm. There was a quorum to conduct business.

Secretary's Report: Tricia Douville

- The minutes of the January 2017 board meeting were reviewed. Trustee Keating made a motion to accept the minutes and Trustee Fazio seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio

- Trustee Fazio prepared the monthly statements, which were distributed.
- All 1099's were sent out on January 26th. Met with CPA Firm on federal taxes files reviewed and everything in good order.
- Trustee Fazio made a motion to renew the contract for CPA and accountant for \$997 a quarter, which includes doing all the Association's taxes, 1099's, quarterly bookkeeping as well as the required Annual 'Audit'. Trustee Gimbert seconded the motion and it passed unanimously.
- A call was received from a homeowner that owes a fair amount in past due assessments. They want to start a payment plan. After some discussion a letter will be sent to the homeowners to present a counter offer .
- One World Hosting suggested that we purchase additional security coverage for our web site.

ACC Committee: Jack Keating, Chairperson

- A homeowner came to meeting and presented his proposal for many changes on his house. Most changes were approved and the homeowner will revise few after some discussion and will resubmit the modifications to the Committee.
- A complaint was made regarding a storage container on a property. The ACCC is looking into this.
- No other major requests.

Communications Committee: Sean Beaver, Chairperson

- No report – S. Beaver was unable to attend.

Facilities Committee: Paul Buehler and Brad Gimbert, Co-Chairmen

- Trustee Gimbert will have a proposal for the exercise equipment for the Common Grounds at the next meeting.
- C. Heidel now has a dumpster key and seems to be doing a good job cleaning up the common grounds.
- There were no reported problems with the group of guys playing soccer on the common grounds lately other than they are still leaving trash and don't seem to have a member sponsoring their games. After much discussion about options that could be pursued the issue was left as one where the Trustees will 'monitor the situation'.

Tennis Report: Lillian Fazio, Chairperson

- The rear of courts 3 & 4 are badly in need of resurfacing. Mid-Atlantic will remove or grind down the tree stump that is protruding on court 3. They will fill the low areas and recoat the rear of courts 3 & 4 for approximately \$3,500.00 but that had some surface cleaning included. The entire courts were pressure washed this past fall.
- They also provided an estimate for the complete resurfacing of all the courts at approximately \$28,000. Trustee Fazio feels we can hold off the complete resurface for a few years if we fix the rear of courts 3 & 4.
- The Facility Committee was asked to draft a written scope of work and get three bids on the scope.

Pool Committee: Mary Derrick, Chairperson

- Trustee Keating said the ADA rules for pools change as of January 2017. The Pool Committee will consult with our pool management company to see what the impact of this change might be to our operations.

Welcoming Committee: Carolyn Campbell

- M. Gimbert provided a list of new homeowners and explained that she spoke with Chairperson Campbell who will be doing visits and will report the visits on a spreadsheet each month to the Board.

Security Committee: Richard Mason, Chairperson

- Crimes in the Community – reports of suspicious activity since 1/10/17
 - Theft from auto on 9100 block of Montpelier Drive 1/11/17 reported at 2:57 pm. nothing stolen. 911 was called.
 - Random shooting incident in the 12300 block of Shadetree on 1/12/17. 911 was called. No injuries.
 - Random shooting 1/17 and 1/18 at night near dead end of Mount Pleasant Drive. Police located two teens; confiscated weapons and they are awaiting trial.
 - Random shooting 1/20 at 11 pm. Police called but nothing was found.
- Prince George’s County District VI, Beltsville Police
 - Read Police Citizens Advisory Council group emails for details of our community activities with police.
 - Twelve community residents toured the 911 Call Center in Bowie, MD on 1/18. The tour was very interesting. Another tour will be planned this summer.
 - COPS Supervisor, Sgt. Erica Ervin and our Community Officer will attend the March 14, 2017 MCA Board Meeting.
 - COPS Coffee presentation by US Park Police from Anacostia DC Office. German Sheppard drug trained dog was the highlight of the meeting.
- 5 Sisters Restaurant
 - Hearing was held on 2/8/17 to discuss the restaurant’s request to stay open until 2 am on Friday and Saturdays. Over 12 residents wrote personalized emails to the P.G. County Liquor Board.
 - P.G. County Liquor Board denied the restaurant’s request to stay open beyond 11 pm, Sunday through Thursday. They must close at 12 am on Friday and Saturday, and cannot decrease the number of off-duty police as security.

Traffic Committee: Richard Mason, Chairperson

- Prince George’s County Department of Public Works and Transportation
 - New Project Manager for our Montpelier Drive Project is UC Patel. He is a friendly, hands on manager who is pushing this project through management with the help of Erv Beckert, Construction Manager. After approval from DPW&T Director and Councilwoman Mary Lehman, Patel will inform MCA on the final decision. The plan is to place bids and perform education process this year and hopefully start construction in early 2017.
 - Investigating process of installing streetlights, starting in the “dark areas” of our community. A letter from MCA to PG Lighting Director advising them of the areas to start would be helpful. Colonial style lights are installed free of charge. BG&E pays the electric bill. This is a scheduled installation with approximately 25% of the community installed each year. Details will follow.
 - Muirkirk/Cedarbrook/Odell intersection on schedule to be completed late 2017.

Social Committee: Patricia Douville, Chairperson

- The annual Easter Egg Hunt will be on the Common Grounds on Saturday, April 8th at 2:00 pm.
- The annual Community Yard sale will be held on Saturday, May 6th from 8 am until 12 noon.
- Trustee Buehler is still working on a 50th reunion for the Swim Team and will keep us posted.

NEW BUSINESS:

- The landscaping company “Prestige Landscaping” that is used to maintain the Common Grounds had a break in and all of their landscaping equipment was stolen. They have decided to get out of the Landscaping business and focus on tree removal exclusively. They are currently partnering with M & J Landscaping and handing much of their Landscaping business over to them. M&J has been in business for over 10 years and owner Manny lives right here in Montpelier. M & J has agreed to take over the contract from Prestige, for the Common Grounds, exactly as it was with Prestige until the end of the contract which is one more year. Matt from Prestige will mentor Manny for the first year to make sure he knows the expectations from the community.
 - Trustee Buehler made a motion to accept M&J’s contract as long as the additions with ala cart items do not exceed 10% of the contract. The motion was seconded by Trustee Keating and passed with all in agreement and Trustee Derrick abstaining.
- Trustee Buehler requested that a copy of the Community Insurance Policy be provided to him. Trustee Fazio will forward this to Trustee Buehler and Trustee Gimbert.
- There are Many Bradford Pear trees in the neighborhood with ‘new’ painted white spots. After checking with the County we have been told those are the trees that are tagged to be removed and replaced. Trustee Derrick will put an article in the upcoming newsletter.

The next board meeting will be held on **Tuesday, March 14, 2017 at 7:00 PM** at Deerfield Run Community Center, preschool room. Trustee Keating made a motion to adjourn at 8:33 pm and was seconded by Trustee Sorrentino. The motion passed unanimously.