

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

June 11, 2019

Trustees in Attendance: Bob Derrick, Brad Gimbert, Jack Keating, Sean Beaver, Paul Buehler, Lillian Fazio, and Richard Mason

Trustees Absent: Felipe Arzayus and Rachel Howard

Community Members Present: Margaret Larkin, Corinne Remy, Vermel Taylor, Jean Sorrentino, Mary Derrick, and Michelle Gimbert

President Bob Derrick called the meeting to order at 7:00 pm. There was a quorum to conduct business.

Secretary's Report: Rachel Howard Chairperson - absent

- The minutes of the May 2019 Board meeting were reviewed. Trustee Beaver made a motion to accept the minutes as amended and Trustee Mason seconded the motion and it passed unanimously.

Treasurer's Report: Lillian Fazio - Chairperson

- Trustee Fazio prepared the monthly statements, which were distributed and reviewed.
- To date we still have 44 delinquents and 4 long term delinquents. Total collected to date is \$213,517. This includes some delinquent collections.
- As of May 31st, delinquent accounts add up to \$19,089.
- Republic Services has sent notice that we owe \$369.58 for services. Trustee Gimbert has an open dispute ticket with them and will follow up.
- WSSC has sent another bill. This one totaling \$19,158 which is also in dispute. The water meter has been fixed so we are hoping to get accurate readings going forward.
- Payment to Sign-A-Rama returned as undeliverable. I have re-issued a check to the correct address.

Tennis Committee: Lillian Fazio, Chairperson

- The Tennis Courts maintenance company, Mid-Atlantic, has fixed cracks on the tennis courts.
- A tree root just to the left of the gate has broken through the court surface again. Request Board members look at it and make a recommendation on if the responsible tree can be determined and if the tree must be removed. Or can we just cut off the offending root?
- Water is still pooling in the one corner of one of the courts. Board members can evaluate if bad enough to price up a fix.

ACC Committee: Jack Keating, Chairperson

- The next ACCC meeting will not be held until the second Thursday of the month due to the July 4th holiday, so the new date will be Thursday, July 11th at 7pm in the Deerfield Run Community Center.
- We now officially have a new member on the committee, Jessie Linder and there is a possibility of another new member in August. Welcome and THANK YOU to Jessie Linder!
- There have been some noise complaints in the neighborhood and Officer Velasquez has followed up with us that the one individual was ticketed after several complaints and must appear in court. Officer Velasquez said when filing a complaint, you should always ask for a 'follow up' when you call in the complaint or you will not hear back from them.

Pool Committee: Mary Derrick, Chairperson

- The new whitecoat was put on May 17 and the pool was immediately filled with water.
- The deck was pressure washed and caulked, the awning was pressure washed and the pool furniture was cleaned and placed on the deck.
- The pool passed the health inspection and opened on May 25th.
- Swim Team practice, morning lap swim, and swimming lessons have all begun.
- Six functions have already been reserved in the food pavilion.
- A special thank you to Brad Gimbert, Jack Keating, Paul Collman, and Bob Derrick for spearheading several annual opening maintenance tasks that the MCA does with volunteers each year. Task such as cleaned, repaired and hung the clocks, tightened the water basketball hoop, improved the guard chairs, cleaned the grills, and fixed picnic tables and umbrellas, to mention a few.

Welcoming Committee: Vermel Taylor, Chairperson

- Four families have been visited and welcomed and more visits will be made once the new list is received.

Communications Committee: Sean Beaver, Chairperson

- No report.

Bylaws Committee: Sean Beaver, Chairperson

- No report.

Security Committee Richard Mason, Chairperson

Crimes in Community:

- There was a theft from an automobile in the 12000 block of Shadetree on 5/29/19. There was a car stolen from the 8900 block of Orwood Lane on 6/4/19. Both were reported to the police. The stolen car was not reported for 3 days because the owner did not notice the car missing.

Prince Georges Police Update:

- Overall crime continues to decline, especially in the northern part of the county.
- Our Community Officer continues to run radar on Montpelier rive. Almost half of the tickets are from Montpelier residents.
- Officer Velasquez will be on special assignment for two weeks starting 6/23/19 and will not be available for community work. As always, call 911 for all police assistance. We will copy him on all security information while he is on special assignment.

Respect for Montpelier Residents:

- Keep music to a responsible level. There is a county ordinance for this. Two parties on Orwood Lane and Oxwell Lane on 6/8/19 were playing music too loud. Call police if a polite neighborly reminder doesn't work.
- Please obey county parking ordinances. This means you do not park an unlicensed vehicle and one that is not road worthy on the county street. You are not allowed to leave any parked vehicle on a public road for more than 72 hours (3 days).

Proposed Speed Camera on Montpelier Drive:

- The MCA Security Committee has proposed a speed camera on the southbound side of Montpelier Drive east of Claxton, now that the Baptist Church has opened Noah's Ark Laurel School. This area qualifies for a speed camera. Trustee Mason is working with the PGCDPW&T along with Councilman Tom Dernoga and the District VI PGC Police Department for approval. More to follow.

Police Meetings:

- COPs Coffee Meetings take a summer break and will return in September.
- Prince George's County Police District VI will have its annual Police Night Out event on Tuesday, August 6, 2019. Details to follow.

Traffic Committee: Felipe Arzayus, Chairperson – absent- submitted an e-mail report through Trustee Derrick

- More 311 reports of potholes have been made. The county has been responsive and coming out to fix them in a timely fashion.
- No Montpelier Drive Project updates at this time.
- The constantly running water in the curb line on Montpelier drive and Route 197 might be ground water from a natural spring. The Board will make the County aware of this before the Montpelier Drive project begins so it can be fixed as a part of that project.
- There is still some interest in a Dog Park – more research will be done.

Social Committee: Lisa Smith, Chairperson – absent- submitted an e-mail report through Trustee Derrick

- This Saturday from 5:30 – 8:30 pm will be the first Adult Happy Hour at the pool. There will be a food truck there along with a DJ who only requires a \$500 minimum. Trustee Buehler made a motion to underwrite the \$500 minimum for the food truck. Trustee Keating seconded the motion and it passed unanimously.

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

- The pool gate key has been requested by the Lifeguard Manager, Carolyn. One will be made and given to her.

Old Business:

- Trustee Buehler wanted to review a motion that passed at the last meeting regarding a homeowner looking to use the common grounds for an exercise program for children. After an in-person presentation two meetings ago, where there was ample time for questions and answers to the fully insured member of the community and the Board given 30 days until the NEXT meeting before voting on it to discuss and deliberate on the pro's and con's before the vote at the next meeting, he felt there wasn't enough discussion regarding this motion.
- Trustee Buehler found a section in the Governing Documents that uses the word 'non-profit' so he offered his interpretation to mean the community member should not be able to charge for any activities on the Common Areas. Trustee Buehler made a motion to rescind the vote from the last meeting.
- After 50+ years of having events that make money; swim team coaches, car wash, swim meet concessions, DJ's, Food Trucks, swim lessons, and the like; interpreting the word 'non-profit' in the Governing Documents to mean those kinds of activities are illegal is clearly not what the original drafters meant. The purpose is to make sure the Association never charges its members, and their guests, to use the Common Areas.
- Trustee Buehler also said the Governing Documents state the Common Areas are for use of the "members and their guests" which means the requesting homeowner cannot bring just anyone onto the Common Areas for her exercise class. It was explained to him that homeowners are allowed to bring guests onto the Common Areas. To interpret the Governing Documents in a stricter manor could put at risk programs such as Extended Family Members, Adopt-a-Swimmer and all Swim Meets when hundreds of non-guests pass through the pool gates.
- After much discussion on the intent of the Articles in the Governing Documents and a realization that if we took these words too literally then the swim team would not be allowed function, nor would many other events that happen at the pool and common grounds, Trustee Buehler retracted his motion.
- MAGLEV – The request was put out for anyone willing to take the lead on the Stop MAGLEV. There were no volunteers.
- County Bill 20-2019 is a bill to allow a Medical Cannabis Laboratory at Pheasant Run Shopping Center without a zoning hearing and the Association has expressed a desire for our Representatives to be against it.

The next board meeting will be held on Tuesday, July 9, 2019 at 7:00 PM at Deerfield Run Community Center, preschool room.

Trustee Keating made a motion to adjourn at 9:04 PM and it was seconded by Trustee Beaver. The motion passed unanimously.