

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees Meeting Minutes

Deerfield Community Center

November 12, 2019

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

Trustees Absent: Paul Buehler and Cindy Merrow

Community Members Present: Sterling Spangler, Darryl & Barbara Mahoney, Marie Gatti, Vermel Taylor, Tony Caffrey, 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: Trustee Merrow - Chairperson - absent

- The minutes of the October 2019 Board meeting were reviewed. Trustee Gimbert made a motion to accept the minutes as written and Trustee Arzayus seconded the motion and it passed unanimously.

Treasurer's Report: Trustee Fazio - Chairperson

- Trustee Fazio prepared the monthly financial statements, which were distributed and reviewed.
- Trustee Fazio has spoken with the attorney who has filed against the delinquents. There is no official notice yet. We have received two additional assessments totaling \$805.50.
- The attorney said that foreclosure proceedings had begun against the house on Lot 1. The foreclosure sale was slated for Nov 13, 2019 and once again the owners were able to take some last-minute actions so they could remain in the house.
- The Revere CD for \$25,000 has matured. Trustee Fazio thinks we should renew it for another 18-month period for 2.0%. We have \$102.8 K in Reserve counting the CD. There are no large expenditures coming up. Board supported 'rolling over' the CD.
- Trustee Fazio has begun investigating other HOA lawyers. Our accountant Adrian suggested Richard Basile in Greenbelt. His methods are like Corinne's and he does not require a retainer. Perhaps consider it for next year.
- Nothing yet from WSSC billing department on the ongoing MCA appeal to the clearly incorrect billing over the last year.

Tennis Committee: Trustee Fazio, Chairperson

- No report

ACC Committee: Trustee Keating, Chairperson

- There was a meeting this past Thursday. The committee closed 5 issues and there are about 7 that are still open and being worked on.
- There are a couple of issues that have been turned over to the attorney.
- Overall everything is in pretty good shape.
- A survey is being taken to address all houses that are not displaying house numbers. The committee is working in conjunction with Emergency Services in the County on this matter.

Pool Committee: Mary Derrick, Chairperson

- The baby pool was winterized. Trustee Keating and Trustee Derrick put a tarp over it to protect the white coat over the winter.
- The skimmers on the baby pool were pressure tested looking for the leak, but the pipes are not leaking. More testing will be done in the Spring to try and find the problem.
- Trustee Derrick and Trustee Beaver moved the tables and brought in the volleyball net and poles.
- Trustee Fazio and Gloria Hynes took out the dead plants and replaced them.
- A suggestion was made to work into next year's landscaping contract maintenance of the entrance sign and plants on Rt 197.

Welcoming Committee: Vermel Taylor, Chairperson

- Seven homes were visited and of those four of them were left cookies and three were left information about the community.
- Vermel will get a new list and keep making visits.

Communications Committee: Trustee Beaver, Chairperson

- No update

Bylaws Committee: Trustee Beaver, Chairperson

- No report

Security Committee Trustee Mason, Chairperson

Crimes in Community:

- An abandoned auto on Silverbirch at the corner of Eastgate – was removed next day.
- Three cars on Golden Pass had tires slashed and windows broken on 10/13/19.
- A car on Ivystone was painted with messages on 11/2/19.
- It is important to report all suspicions and incidents via 911 to county police.

Prince George's County Community Officer, Cpl. Michael Velasquez Report:

- A speed reader board placed on straight of way on the south side of Montpelier Drive.
- We were the first community to get the repaired speed sign.
- We will have for two weeks ending approximately 11/15/19.
- Since there are only two working county speed reader boards, we were told we might not see it again until early 2020.
- Since police patrol division is shorthanded, Officer Velasquez is assigned to school patrol most school days.

PG County Citizens Advisory Council Meeting:

Our District 6 PG County Citizens Advisory Council meeting on 10/24/19 advised the following information:

- Major Addis and Capt. Smith advised that crime in District 6 is down 23% compared to last year. They also advised that crime in the county is down 17%.
- There have been promotions in the police force, but retirements outnumber new recruits.
- Be aware that packages delivered to your house are not safe, especially in the months of November and December. If you are not home during the day, arrange for your packages to be sent to your office, to a drop box, to a local store if available, or to a lock box at Super Best (next to Pep Boys) in Towne Centre.
- Each community in District 6, reported fewer crimes, except for Beltsville, where they experienced increased vehicles broken into.
- Police command staff thanked communities for being proactive in reducing crime.
- Halloween safety tips sent via email to community.
- MD States Attorney reported upcoming court dates and asked for our attendance. Dates in newspapers.

Montpelier Community Association Purchased Solar Radar Speed Sign:

- Waiting for PG County Transportation Dept to approve placement of sign on right of way and approval from resident.

COPS Coffee Meeting:

- Excellent presentation by Lt. M. Snyder of PG County "Child & Vulnerable Adult Abuse Unit". Discussed, "Safe Place", Family Justice Center, and internet crimes vs children. Child is 'legal adult' at 18, but age of consent is 16 in MD.

Veterans Day:

- Trustee Mason attended Senior Veterans luncheon 11/8/19 at Martin's Crosswinds, Greenbelt, MD. Approximately 500 veterans were in attendance. There was an excellent meal and program, and it was well organized. Trustee Mason delivered 24 sandwiches donated by Mission Barbecue to American Legion, Post 60, Laurel, MD.
- THANKS to all the Military Veterans in our Community for their service to our Country.!

Traffic Committee: Trustee Arzayus, Chairperson

- School crosswalks on Montpelier drive have been painted
- There are more potholes reported on Montpelier drive – these will be called into 311
- Montpelier Drive project (major traffic calming reconfiguration for the entire length of Montpelier Drive)
 - The formal announcement requesting bids has gone out to perspective bidders. Deadline for bids is this week.
 - Meeting with all bidders is scheduled for Friday (11/15/2019)
 - 7-8 solicitations have been purchased so far, expect a few more.
 - Once the bid timeframe closes, the bids will be reviewed which should take ~ 3 to 4 months.
 - Expected construction to begin in April 2020 - weather dependent
 - All Bradford Pear trees along Montpelier Drive will be removed as a part of this project (just like the rest of the Community) and replaced with oaks and other trees of that type.
 - All funding for project is still intact

- Montpelier Community Association Purchased Solar Radar Speed Sign and the County approval process
 - Need to provide the County:
 - Google Earth image with our Exact location — address, feet from curb and any other pertinent landmarks
 - Brand; type of radar sign
 - Expected installation date
 - Request will be sent to the Traffic Division for assessment, expect a quick turnaround for an answer
 - Need their permission to install as they need to notify service vehicles — plow trucks, etc.
 - Also, to determine if the County could be liable for any damages should a person hit the radar. Or the County damages the unit while plowing etc.
 - Suggestion is to hold off purchasing the unit until after the Montpelier Drive project is completed and we have a chance to corroborate the efficiency of the new traffic restrictions to control the speed limits.

Social Committee: Lisa Smith, Chairperson – absent but sent in written report which was read

- Thank you so much for all who helped me with the Fall Festival, especially Mary and Bob Derrick, Brad Gimbert, and Rachel Howard. It was a lovely day and we got a nice crowd. I think the vendors did better at the arts and crafts fair than this event. I still need to turn my receipts into Lillian.

Facilities Committee: Trustees Gimbert, Chairperson

- The Executive Committee approved the fence repair for the tennis courts where a major tree branch fell.
- Trustee Gimbert is looking into the cost of replacement soccer nets and lacrosse nets.
- Trustee Gimbert is also thinking about putting up a grate over the ventilation system on the back of the pool building. It is being destroyed by balls being thrown up against it.
- A suggestion was made about removing the skateboarding equipment, that has increased over the last year, due to the liability to the Community. Rather than just throwing away the equipment, Trustee Gimbert said he would talk to one of the families that have made and use some of the equipment and see if they want to keep the equipment. Also, it was suggested to put up signs that skateboard is “At your own risk and is not condoned by MCA”.

Old Business:

- The appeal of the ACCC decision to deny a request by the Mahoney’s to build a new home whose style does not comply with the Governing Documents mandates was discussed. The new house is proposed for the empty lot on Pleasant Court. The issue was brought to the Board at the October meeting at which time the Trustees were asked to review the Governing Documents, review the front elevation views that were to be shared via e-mail and come to the November meeting ready to discuss. The builder provided black and white elevation views electronically and they were distributed to the Trustees for review.
- Trustee Derrick spoke with our Legal Counsel who advised that it was within the Board’s power to follow the Governing Documents and Covenants and if the design doesn’t fit within the four designs permitted then they could reject the proposal.
- Trustee Keating made a motion to deny the appeal of the Mahoney’s allowing them to build any of the styles submitted to the Board for approval. Trustee Mason seconded the motion. After much deliberations the Board voted unanimously to reject the Mahoney’s request citing an inability to violate the By Laws Article II, Section 2 Dwellings and Section 4 Cost & Size. A rejection letter will be sent to the Mahoney’s.

New Business:

- There is a plan to update the Governing Documents in 2020. Join Trustee Beaver’s Governing Documents Committee.
- Among other items the Annual Assessment is capped at \$325 and the Association needs the flexibility to incrementally raise it.
- Michelle Gimbert, Assistant to Montpelier Community Association has presented her contract and the Board reviewed it and agreed to a 2.5% raise. The updated contract will be presented for signature at the next meeting.
- The walking trail has a bench on it that is falling apart the needs some repairs.

The next board meeting will be held on Tuesday, December 10, 2019 at 7:00 PM at Deerfield Run Community Center, preschool room. Trustee Beaver made a motion to adjourn at 8:34 PM and it was seconded by Trustee Arzayus. The motion passed unanimously.