

# MONTPELIER COMMUNITY ASSOCIATION, INC.

## Board of Trustees WebEx Call in Meeting Minutes

202-860-2110, PIN: 296 288 712#

July 17, 2020

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

**Trustees Absent:** Paul Buehler

**Community Members Present:** Lisa Smith, Marie Gatti, 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**

- The minutes of the June 2020 Board meeting were reviewed. Trustee Beaver made a motion to accept the minutes as written and Trustee Fazio 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.
- The delinquent homeowners were forwarded to our Attorney Corinne as of 7/15/20. There are still 24 homeowners with unpaid assessments. Total unpaid debt amounts to \$16,070.
- Our accountant Adrian Simmons has completed our tax returns for 2019. No taxes were incurred on either the federal or state level. I sent them in 7/10/20 certified mail, return receipt requested as per the advice from Adrian.
- On 6/30 Trustee Fazio transferred \$50,000 to the savings account for a higher interest rate.
- On 7/12, Trustee Fazio transferred \$997.50 in donations to the swim team that came in with this year's assessments.

### **Tennis Committee: Trustee Fazio, Chairperson**

- Five additional keys have been distributed for the tennis courts. There are now approximately 135 keys issued.

### **ACC Committee: Trustee Keating, Chairperson**

- A few major items are being addressed. Trustees Derrick and Beaver met with a homeowner to help resolve a complaint from a neighbor of many years of out-of-control, unkempt yard. The owner was struggling due to age and fixed income. After reviewing the situation, the Executive Committee met and voted to use \$1,500 from the Benevolent Fund to take care of his issues. The homeowner agreed that he will sign an agreement with a landscaper going forward for the upkeep of his lawn.
- A ticket was opened for an oversized shed that was built without permission on Montpelier Drive. Trustee Keating spoke with the owners and they will submit their request to obtain permission and provide permit.
- There was another complaint of a house with possibly multiple families and parking in the backyard. Trustee Keating spoke with the owners and assured him that it is only his family living there and they have large family gatherings on the weekends. There are no other families living there and they would not park in the back.
- There have been many other requests for sheds and fences and a few complaints about long grass and dog problems that are being addressed.
- Still a problem with the house on Cedarbrook across from the pool. The Administrative Assistant was asked to send another letter reinstating the fines retroactive to January due to lack of progress on the last agreement.
- 90% of the issues are requests for modifications and complaint actions that are being resolved by the Committee online.

### **Governing Documents and Bylaws Committee: Trustee Beaver, Chairperson**

- No updates.

### **Communications Committee: Trustee Beaver, Chairperson**

- Thanks to Michelle on the newsletter and on how good it turned out with the color section on all the graduates.
- Thanks to Lillian for catching the errors on the Verizon bill and resolving it with Verizon.

**Facilities Committee: Trustees Gimbert, Chairperson**

- A spreadsheet comparing the tree maintenance proposals was distributed and Trustee Gimbert made a motion to contract with the Prestige quote for the remaining work for \$10,500. Trustee Keating seconded the motion. The motions passed with Trustee Derrick abstaining from the vote.
- Since the primary purpose of the dumpster was for the pool and it was being abused, by being filled to the point of overflowing on the first day it was emptied, it has been closed and locked for the summer.
- The LED parking lot light by the dumpster is still out and will be addressed.
- The bench on the path still needs repairs.
- Thanks to Trustee Gimbert for all your work and time on the tree quotes.
- Trustee Derrick followed up with Asphalt General and they agreed to do the parking lot work at the end of the season guaranteeing the original price.

**Pool Committee: Mary Derrick, Chairperson**

- The pool has been open for four weeks without any major problems.
- M. Derrick and M. Gimbert have been 'putting out fires'; immediately addressing those that urgently want to use the pool but failed follow instructions: submit forms, pictures, payment or list only who live permanently in the home.
- The Administrative Management at the front desk has received many compliments on the cleanliness and the safety protocols that are being followed. A retired nurse in the community complimented our procedures and diligence to keep things in order in a healthy way.
- Many pools have more restrictions. The way the tables and chairs are setup and cleaned is working well. The guards are spraying every chair and table in between patrons, constantly cleaning the bathrooms and more. Lighthouse has not asked for any extra money for this additional work.
- Gloria has requested to have a young person water the plants at the pool on a regular basis. Trustee Fazio suggested \$12.50/hour. Joe Norton was asked and has agreed to take the job. He will be asked to do it every few days and M. Derrick will show him what to do and will be available to let him in when he does the watering. Trustee Derrick made a motion for no more than \$200 per month for watering the planter, hill, etc..... Trustee Gimbert seconded the motion.
- Trustee Arzayus said morning swims have been gone smoothly and with social distancing and all who are participating are appreciative.
- There are many new faces coming and there are many regulars that we have not yet seen.
- The seniors have started coming and doing their exercises.
- Water aerobics are likely to be starting up soon.

**Security Committee: Trustee Mason, Chairperson**

Crimes in Community:

- No reported crimes in community from 6-9-20 to present. Thanks all for your precautions.
- The other South Laurel areas continue to have unattended vehicles broken into. Be sure to park in well-lit areas and make sure your vehicles show no visible valuables. Please lock all doors.
- There is an increase in stray cats and dogs in our community. Please make sure your pets are secure.

Report from Cpl. Michael Velasquez District 6 Office:

- Regular one on one meetings with our Montpelier Community Police Officer are allowed.
- Large residential parties are still not allowed in PG County. Please follow all safety precautions.
- There were many 911 calls caused by fireworks displays.

Prince George's County District 1 Councilman Tom Dernoga

- Food distribution of meals will continue at various locations. See Newsletter's for information.
- Virus testing location open at Laurel Senior Center. Hours are from 10 AM until 4PM. Appointments required. Call PG County Health Dept. to set up time.

Report from MD State Senator Geraldine Valentino-Smith:

- Six Flags Testing Location: Appointment-free testing available at Six Flags America theme park (13710 Central Ave, Bowie, MD 20721) on Wednesday and Friday from 10 am. to 2 pm.

Corona virus Covid-19 Pandemic update:

- Follow Prince George's County rules and policies concerning all requirements. Make sure you follow medical advice.

#### Food Insecurity Resources:

- The Prince George's County Food Equity Council (PGCFEC) is maintaining a list of food assistance available across the County, including the Bowie Interfaith Food Bank at 2614 Kenhill Drive at the Kenhill Center.  
<http://pgcfec.org/resources/covid-19-resources.html>
- The Capital 4 Area Foodbank also has an excellent resource guide for meal distribution sites for families as well as community partners working to prevent food insecurity.

#### NE Pepco Grid:

- Pepco willingly agreed to mow the tall grass on their right of way @ Cedarbrook Lane. They mowed the grass adjacent to their cable fence on both sides of Cedarbrook Lane. The Manager assured Trustee Mason they would mow this area every time they mow the entire right of way.

#### PG County Dept. of Transportation:

- Congratulations to Clara Beckert, daughter of Erv Beckert, Chief of PG County Transportation Dept. for graduating from the United States Coast Guard Academy with a degree in Electrical Engineering from their Cyber Security Headquarters.

All other PG County meetings postponed until all virus social issues are removed.

#### **Social Committee: Lisa Smith, Chairperson**

- The Drive-In Movie was a success. Thanks to Trustees Buehler, Gimbert, Derrick and community member, Bob Olson. The team might consider doing another one in the fall.
- L. Smith has found the reusable signs to purchase on Amazon. The signs, covers, markers along with the sheet of plastic will be about \$150-\$200 total. There is enough money in the budget, so the Board approved the purchase.
- Considering October 3<sup>rd</sup> for a Community Yard Sale.
- Saturday, October 24<sup>th</sup> will be the date for the Halloween Fair and Arts & Crafts Fair.
- Thanks to M. Derrick and the lifeguard staff for how well the pool is running and the cleanliness of the facilities.

#### **Swim Team Committee: Marie Gatti, Chairperson**

- The Swim Team season has been cancelled.
- The team is still planning on honoring those senior swimmers that are 'swimming out'.
- Bob Olson has done a lot of work on options for a possible sound system for the pool. He has been working with Trustees Buehler and Gimbert. They are hoping to go in half with the community so it can be used for all community events. M. Gatti will get more information from Bob Olson and present options to the Board.

#### **Traffic Committee: Trustee Arzayus, Chairperson (due to WebEx technical difficulties this report was submitted in writing)**

- Trustee Arzayus has been in regular contact with the program manager for the Montpelier Drive Project. They are currently on schedule, finishing the stump grinding of a few remaining trees, marking the utilities on the road, and beginning to do some concrete excavations and do check ins on the utilities to see their condition and what needs to be done first.
- Next step will be to work on the roadside structures, which involves the sidewalks, drains, etc. That will happen this Fall.
- Principal work on the road itself will not begin until February or March 2021, and it is very weather dependent.
- The contractor is OK with giving us a few dump trucks loads of the asphalt millings for our common grounds walking path. Will need to contact them closer to the date and arrange where to dump it, etc.

#### **Welcoming Committee: Vermel Taylor, Chairperson**

- No Report. Unable to visit currently due to the stay at home order. Considering ways to welcome online.

#### **Old Business/New Business:**

- Nomination forms are in the current newsletter and need to be turned in to Administrative Assistant, Michelle Gimbert, by August 10<sup>th</sup> which will be before the next Board Meeting.

The next board meeting will be held on Tuesday, August 11, 2020 at 7:00 PM online. Trustee Gimbert made a motion to adjourn at 8:26 PM and it was seconded by Trustee Fazio. The motion passed unanimously.