

MONTPELIER COMMUNITY ASSOCIATION, INC.

Board of Trustees WebEx Call in Meeting Minutes

202-860-2110, PIN: 126 909 1700#, #

January 12, 2021

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

Community Members Present: Dave Roberts, Jenny Scott, Chris Tarbrake, Carlos Cunha, Lisa Smith, Gloria Hynes, 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 December 2020 Board meeting were reviewed. Comment was made about a 'typo', Trustee Beaver made a motion to accept the minutes as amended 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 online and reviewed.
- In the Profit and Loss statement for the year, we underperformed in most every category. One of the largest over expenditures was the unanticipated (unbudgeted) tree maintenance on the common grounds for \$11,900.
- In administrative costs, it seems we went over budget, but that was due to the bank rejecting a check for \$3000 issued in December 2019 that had to be rewritten in May 2020.
- Overall, we came through the year with a net profit of almost \$60,000, mainly because the pool was closed for one month, the greatly reduced community socials, and some free labor from several volunteers.
- In January, I transferred \$80,000 into the Reserve Fund. This brings our total Reserve to \$187,000.
- Michelle has asked Corinne what action has been taken against homeowners who are delinquent in paying their assessments. No reply so far. The total amount delinquent is \$7000.
- A bonus of \$2500 was given to Lighthouse for the 13 years of service (approved at the last meeting).
- Trustee Fazio made a motion to accept the contract for 2021 for our CPA, Adrian Simmons, at the same rate from 2020 of \$997 quarterly. The motion was seconded by Trustee Taylor and passed unanimously.

Tennis Committee: Trustee Fazio, Chairperson

- Annual Maintenance fee of \$2300 has been paid.

ACC Committee: Trustee Keating, Chairperson

- There was a meeting this past Thursday.
- There are twelve outstanding infractions.
- A few Cease & Desist letters are being sent out and there are some issues being monitored.
- Nine infractions were closed out.
- There are two major infractions we are dealing with and the rest are minor. Good progress is being made.

Governing Documents and Bylaws Committee: Trustee Beaver, Chairperson

- If there are any parts of the Governing Documents that you think need to be updated, please forward your suggestions to Trustee Beaver and Trustee Derrick.

Communications Committee: Trustee Beaver, Chairperson

- There is a new social media (listserv) being run by a community member, Tim Jacobs, and he is using the email Montpelierpool.org which is not affiliated with the pool or the MCA Board of Trustees.

Facilities Committee: Trustees Gimbert, Chairperson

- The parking lot lights are all in working.
- Bulk pick-up is taking several months to do pick-ups and so far, the dumpster is not being abused. This is being monitored.
- The last two months of invoices have been received from M & J and will be forwarded to Trustee Fazio for payment.
- The sidewalk at the end of Montpelier on Route 197 heading towards Deerfield Elementary School was cleaned up by Trustee Gimbert, Trustee Derrick and Paul Buehler. Grass and vines were covering over half of the width and drainage was nonexistent.

Pool Committee: Mary Derrick, Chairperson

- M. Derrick is working on getting 3 new bids for Pool Management.
- We are looking to purchase some new chairs and tables and a new slide for the upcoming season. She will present a proposal to the Board.

Security Committee: Trustee Mason, Chairperson

- Crimes in the Community - There were no major crimes in the community since the 12/8/20 Board Meeting. Thanks for being protective of your home and belongings. Be aware of suspicious activity and, where appropriate, report to 911. Be aware that our nearby South Laurel communities are experience theft from homes and autos. Please continue to take steps to prevent these types of crimes from happening in Montpelier. Be safe.
- Report from P.G. County Community Police Officer Cpl. Michael Velasquez - Officer Velasquez is back to his District VI assignment as community officer for the Laurel and Beltsville areas. He again is checking on our vacant houses and on speeders, especially on Montpelier Drive. He placed a new P.G. County Reader Board on Montpelier Drive near Cedarbrook Lane reminding drivers to obey the speed limit, slow down for children, lock your car and remove valuables, "See something, say something". Do not hesitate to call 911. It is good to have Cpl. Velasquez back in the community.
- Streets in Montpelier – Please continue to be careful when driving on Montpelier Drive and Valerie Lane. Construction workers are needing at least one lane for their work. Watch for workers and please be courteous to other drivers.
- Distribution of Vaccines in P.G. County – P.G. Councilman, Tom Dernoga and medical professions have informed us that all guidelines, scheduling, and general information for COVID-19 and the vaccine in Maryland is being furnished by Governor Larry Hogan. His latest information is that Phase 3, starting with residents 75 and over that have preexisting conditions, will start receiving the vaccine the first week of February. This means residents that have heart conditions, asthma, and other life-threatening health issues will be first in line for scheduling at the beginning of February. CVS and Walgreens will be providing this service. CVS will announce their select pharmacies in mid-January.

Social Committee: Lisa Smith, Chairperson

- Thanks to Trustees Beaver and Derrick for heading up the Holiday Decorating Contest and judging. There were a lot of submissions. Also, thanks to the photographer (Sean) for the great pictures in the newsletter.
- A "Scavenger Hunt" is being planned in the next month or two. Pictures will be provided of sights around the neighborhood and participants will need to walk or drive through the neighborhood to find them. It will be advertised using the social media outlets, *Nextdoor* and the new *Listserv*.
- We are hoping to do something for Easter like we did for Halloween at the pool parking lot with an entertainer and goody bags to go. This is depending on the COVID-19 rules in place at that time.

Swim Team Committee: Marie Gatti, Chairperson - absent

- No Report

Traffic Committee: Trustee Arzayus, Chairperson

- The contractor on Valerie Lane offered that they contacted each house prior to the work on the concrete driveway aprons. There is currently nothing on the schedule for this road to be resurfaced. [As a reminder, the more complaint calls to 311, the more likely your street will get the attention it needs from the County.]
- The next bulletin update on the Montpelier Drive Project will go out in the next few days.
 - They are still on target to be completed by late summer if all goes smoothly with the water main repairs.
 - The center islands will go in next starting in February depending on the weather.
 - Light posts will go in around early March to April. They are the style of the lights on Contee Road towards the hospital.
 - No sidewalks will be installed on the southbound side of Montpelier due to the underground utilities and the cost to place them deeper in the ground.
 - Gloria H inquired about the possibility of flood lights being put in for the Montpelier entry sign on Rt 197, unfortunately this was already addressed with the County Director of Public Works, and they will not be doing this. She asked if there was any way to engage with BG&E and was told that might be a possibility.

Welcoming Committee: Vermel Taylor, Chairperson

- Twelve home visits were made, ten letters were dropped off. The other two homes were not being lived in yet.
- Chris Tarbrake, a new community member, has joined the Welcoming Committee.
- M. Gimbert will continue to provide updated lists of new homeowners.

Old Business

- The Pleasant Court empty lot HUD lawsuit – the court has found NO probable cause that MCA has discriminated. The Plaintiffs filed an appeal on the last day. We have not heard back from our attorney. Trustee Derrick will update the Board when we receive any information. A representative for the property owners reengaged with the Architectural, Control & Compliance Committee to resubmit their plans.

New Business:

- Information regarding the MCA Green Team, an emerging committee that will work to improve the environmental knowledge, landscaping, storm water run-off, etc. was sent out and several have already signed up to volunteer to work on this.
- Thanks to Gloria for decorating the Montpelier Entry Sign with beautiful holiday wreaths and to Trustee Keating for a nice wreath at the pool.

The next board meeting will be held on Tuesday, February 9, 2021 at 7:00 PM online. Trustee Beaver made a motion to adjourn at 8:17 PM and it was seconded by Trustee Gimbert. The motion passed unanimously.