GREENBELT STATION MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, August 18, 2016

7:00 P.M.

Greenbelt Community Center - #201 Multipurpose Room

15 Crescent Road, Greenbelt, MD 20770

**Board Members Present**

Justin Frye, Vice President

Will Yakel, Secretary/Treasurer

**Others Present**

Susan Blackburn, President/Owner

Community Association Management Professionals (CAMP)

Ben Ginnetti of PM+ Reserves

Members at Large

**Call to Order**

Susan Blackburn called the meeting to order at 7:00 P.M.

**Approval of Minutes**

By a motion duly made and seconded, the minutes of the April 6, 2016 meeting of the Board of Directors was approved by a unanimous vote.

**Solitude Lake Management Contract**

Justin Frye moved to ratify the approval of the Solitude Lake Management Contract in the amount of $336 per month for pond maintenance. Will Yakel seconded the motion which passed by a unanimous vote.

**Landscape Maintenance Agreements with the Condominium Associations**

Will Yakel moved to ratify the approval of the Landscape Maintenance Agreements with The Pointe, The Courts and The Vistas Condominium Associations as presented. Justin Frye seconded the motion which passed by a unanimous vote.

**Resolution No. 2016-2 Temporary Real Estate Signage**

Justin Frye moved to ratify the approval of Resolution No. 2016-2 Temporary Real Estate Signage as presented. Will Yakel seconded the motion which passed by a unanimous vote.

**Resolution No. 2016-3 Ad Hoc Parking Committee Charter**

Will Yakel moved to ratify the approval of Resolution No. 2016-3 Ad Hoc Parking Committee Charter as presented. Justin Frye seconded the motion which passed by a unanimous vote.

**Presentation of the 2016 Reserve Study**

Ben Ginnetti of PM+ Reserves presented the 2016 Repair & Replacement Reserve Study to the Board of Directors and the membership. Mr. Ginnetti then took questions from the floor.

**Resolution No. 2016-4 Activities Committee Charter**

Will Yakel moved to ratify the approval of Resolution No. 2016-4 Activities Committee Charter as presented. Justin Frye seconded the motion which passed by a unanimous vote.

**Appointment of Mary Najmi as Chairperson of the Activities Committee**

Justin Frye moved to appoint Mary Majmi as Chairperson of the Activities Committee. Will Yakel seconded the motion which passed by a unanimous vote.

**2015 Personal Property Tax Return**

Will Yakel moved to approve the 2015 Personal Property Tax Return as presented. Justin Frye seconded the motion which passed by a unanimous vote.

**Appointment of Committee Members**

Will Yakel moved to appoint Damali Totress, Lina Trullinger, Trichita Chestnut, Ruturaj Matroja, Bev Collier and Alexis Tibbs as members of the Ad Hoc Parking Committee. Justin Frye seconded the motion which passed by a unanimous vote.

Justin Frye moved to appoint Jill Janaitis, Larry Webb, Cory Totress, Rachel Davenport and Kristen Weaver as members of the Activities Committee. Will Yakel seconded the motion which passed by a unanimous vote.

**2016 Repair & Replacement Reserve Study**

Justin Frye moved to approve the 2016 Repair & Replacement Reserve Study with the caveat that the management staff confirms who is responsible for the walking trail from Stream Bank Lane to Branchville Road. Will Yakel seconded the motion which passed by a unanimous vote.

**Development Update**

Justin Frye and Wil Yakel presented the community with an update on development in the community including the following:

1. Ryan Homes will begin construction in the next 3-4 months on the parcel of land on Streambank Lane in front of the model homes. The community is requesting that Ryan do everything that can be done to minimize the impact of construction on the existing homes in the area.
2. Central Park will be completed in two stages. The current schedule shows the upper section towards Streambank Lane being completed before this winter and the lower section towards Greenbelt Station Parkway being completed next spring.
3. The permits for the Stream Valley Trail work should be received in the next thirty days. The construction will begin on the bridge and boardwalk. Work on the asphalt trails should begin in the spring and be completed by the fall of 2017.
4. Woodlawn Development will be requesting a change in the materials for the sound barrier to be constructed in Phase 3 along the metro tracks. The original material was a wood composite; the new material is a PVC product. This material, which is also being used by WMATA, has a longer life span, is less expensive to replace and is easier to maintain. Signs will be posted in the community when the city considers this material change request.

**Resident Participation**

The Board opened the floor to residents for comments and questions. The resident participation session lasted approximately one hour.

**Adjournment**

By a motion duly made and seconded, the Board meeting adjourned at 8:45 P.M.