**GREENEBELT STATION MASTER ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Wednesday, January 23, 2019**

Greenbelt Community Center – 114 Senior Classroom

15 Crescent Road, Greenbelt, MD 20770

7:00 P.M.

**Board Members Present**

Michael Yelton, President

Will Yakel, Vice President

Missy Weaver, Secretary

Rachel Roberts-Jones, Treasurer

Rigel Wolf-Hubbard, Director

**Others Present**

Mayea Lipscomb, Manager (CAMP)

Members at Large

**Call to Order**

Michael Yelton called the meeting to order at 7:04 P.M.

**Approval of Agenda**

By a motion duly made and seconded, the amended agenda of the Board of Directors Meeting was unanimously approved.

**Approval of Minutes**

By a motion duly made and seconded, the minutes of the Board of Directors Meeting of October 22, 2018 were unanimously approved.

**Resident Participation**

The following issues were discussed during resident participation:

 Pet waste not being picked-up by residents

Water pooling behind units on S. Center Drive

**Development Report**

Will Yakel of Woodlawn Development, gave an update on the status of construction. The Central Park was conditionally accepted by the City on December 10th. Woodlawn has a one-year maintenance agreement for the landscaping and other items in the park. The Developer continues to work towards completing the punch list for the streets from the City in Phases 1 and 2. Landscape replacement will also continue in Phases 1 and 2 in the spring and continue through the summer until completed.

Mr. Yakel noted that the Developer is slated to get off bond for the Indian Creek Trail this Spring. Finally, he reported that house construction in Phase 3 will continue through 2019, possibly into early 2020.

Mr. Yakel noted that the Phase 3 paving of Greenbelt Station Parkway is complete however, the roadway will not be open to traffic until a later date. NV Homes expects to be fully sold by the end of the year. Ryan Homes will continue to build through 2019. Woodlawn Development is currently working with the City on the punch list for Central Park. They hope to have the park turned over to the City by the end of the year.

**Management Report**

Mayea Lipscomb reported that the crosswalk installation in Phases 1 and 2 has been completed. Additionally, the marking of parking areas in Phases 1 and 2 has also been completed. Individual spaces are no longer indicated on the streets in an effort to increase the number of on street parking spaces as approved by the City.

Ms. Lipscomb also thanked all of the homeowners that served on a committee this past year an those that have volunteered to serve this year. She also extended a special thank you to the Activities Committee for planning and hosting a successful Annual Holiday Party. There were over 100 homeowners in attendance.

Ms. Lipscomb provided updated towing stats and noted that there has been an increase in towing throughout the community since October, especially in Phase 3. She has reached out to the manager at the Verde Apartments and provided a letter to share with their residents about parking on the Association’s private streets.

Ms. Lipscomb reported on the success of the removal of snow throughout the community after this season’s first major snow event. She sent an email blast to the community reminding homeowners and residents of the Developer’s and Association’s responsibility for snow removal as well as each owner. She thanked all of the homeowners for their cooperation and patience during the snow event.

Finally, Ms. Lipscomb reviewed architectural application that have been received and the number of homes settled.

**Committee Reports**

Activities Committee: Kristen Weaver reported on the success of the Holiday Party in December. Not only was this this largest homeowner turnout, the Mayor and several City Council members. Many coats, hats and sweaters were collected and provided to Spring Hill Elementary School. The committee will begin planning 2019 events at their next committee meeting in February.

**Action Items**

**Ratification of Legal Recommendation**

By a motion duly made and seconded, the Board unanimously approved to ratify the recommendation of legal counsel from November 8, 2018.

**Ratification of Architectural Application Rulings**

By a motion duly made and seconded, the Board unanimously approved the rulings on the following architectural modification applications:

5317 Settling Pond Ln Gao Solar Panels/Denied

5401 Stream Bank Ln Yaeger Receptacle Screen/Denied

8121 S. Channel Dr Thomas Storm Door/Approved

**Reinvestment of CD**

This matter was tabled until closer to the maturity date of the CD (3/1/19).

**Ad Hoc Parking Committee Disbandment**

By a motion duly made and seconded, the Board unanimously approved the disbandment of the Ad-Hoc Parking Committee.

**Committee Appointments**

By a motion duly made and seconded, the Board unanimously approved the appointment of the following homeowners to the Association’s committees:

Activities: Kristen Weaver

Communications: Angela Herring, Ellie Sonski

Covenants: Devon Donovan, Kathryn Fricks, Alisa Mosley and Lynn Sunderman

Grounds: Christopher Baron, Glenn Griffiths, Danielle Peterson, Scott Sheck and Michael Smith

**Suspension of Late Fees**

By a motion duly made and seconded, the Board unanimously approved the temporary suspension of late fees beginning February 1, 2019 until the government shutdown ends.

**Executive Session**

By a motion duly made and seconded, the Board unanimously approved exiting Open Session and entering Executive Session at 8:28 PM.

By a motion duly made and seconded, the Board unanimously approved exiting Executive Session and entering Open Session at 8:52 PM.

**ratification of executive session items**

By a motion duly made and seconded, the Board unanimously approved 2 homeowner waiver requests as discussed in executive session and denied the 3rd waiver request.

**Adjournment**

By a motion duly made and seconded, the January 23, 2019 meeting of the Board of Directors adjourned at 8:53 PM.