**GREENBELT STATION MASTER ASSOCIATION**

**Board of Directors Virtual Meeting**

Monday June 1, 2020, 5:30 P.M.

**MINUTES**

**BOARD MEMBERS PRESENT**

Will Yakel – President

Rachel Roberts-Jones – Vice President

Missy Weaver – Secretary

Henry Vegter – Director

**OTHERS PRESENT**

Brian Drewrey – The Courts, President

Kathryn Fricks – The Courts, Board Member

Alisa Mosley – The Pointe, President

Leidre Galloway – The Pointe, Vice President

Kelli Atkinson – The Vistas, Board Member

Trina Proctor – Assistant Community Manager, Tidewater Management

Leslie Perez – Community Manager, CAMP

Susan Blackburn – President, CAMP

Ray Via – Whiteford, Taylor & Preston - GSMA Attorney

Justin Cameron – Cameron, Mericle – Condominium Attorney

**CALL TO ORDER**

Will Yakel called the meeting to order at 6:37 P.M. and welcomed all the participants.

**MATTERS FOR BOARD DISCUSSION**

**Item 1 – Landscaping/Snow Removal Responsibilities**

The landscape agreements executed in 2016 between the master association and all three condominiums were reviewed and discussed. These were provided to the condominium Boards just prior to the meeting for their records. The governing documents make the master association responsible for snow removal throughout the community, so no additional agreements are required.

**Item 2 – Storage of trash and recycling containers**

The meeting participants discussed the governing documents as they pertain to the storage of trash and recycling containers. Legal counsel advised that the governing documents do not allow trash receptacles to remain in public view. A document change would require the affirmative vote of a majority of the community. Several suggestions were put forth. The master Board agreed to create a committee to look at the trash receptacle storage problem and recommend possible alternative solutions. The Board also agreed to survey the community on this issue to determine if there might be sufficient support to change the governing documents.

**Item 2 – Covenant Enforcement**

The current process for covenant enforcement was discussed. It was agreed that a process needed to be established between the master association and the condominium associations for the processing of architectural modification applications and violations. The CAMP management staff will work with the Tidewater staff and Kathryn Fricks of the Courts Condominium to develop a process for consideration by all the boards. There was additional discussion regarding pet waste, rental units and parking enforcement. A pet waste removal awareness campaign was recommended.

**Item 3 – Open Board Seat Appointment**

The appointment for the open seat on the master association Board will be made at the next Board of Directors meeting.

**Adjournment**

By a motion duly made and seconded, the Board unanimously agreed to adjourn the meeting at 7:23 P.M.