

**GREENBELT STATION MASTER ASSOCIATION
BOARD OF DIRECTORS VIRTUAL MEETING
Thursday, May 26, 2022.
MINUTES**

BOARD MEMBERS PRESENT

Rachel Roberts-Jones, President
Devon Donovan, Vice President
Cornell Lynch, Treasurer
Danielle Peterson, Secretary

OTHERS PRESENT

Leslie Perez, Community Manager (CAMP)
Members at large

CALL TO ORDER

Rachel Roberts-Jones called the meeting to order at 7:02 P.M.

WELCOME & INTRODUCTIONS

Members of the Board of Directors and the CAMP management team introduced themselves and welcomed homeowners to the meeting.

APPROVAL OF MINUTES

By a motion duly made and seconded, the minutes of the Board of Directors Meeting of March 24, 2022, were unanimously approved as amended.

COMMITTEE REPORTS

Kristen Weaver, Chair of the Activities Committee, provided an overview of the Neighborhood Spring Social. An estimate of 50-60 homeowners attended the event and enjoyed a live band performance. Light refreshments were also provided.

MANAGEMENT REPORT

Leslie Perez summarized the past month's activities including, corresponding with power wash vendors, organizing committee meetings, consulting with the Association's attorney and worked with the Association's Auditor. Leslie connected with managers from Tidewater Property and the Verde Apartment manager to establish better communications. Leslie performed a community walk-through of the condominiums with Kayla Groth, who manages the condominium regimes with Tidewater property to identify condominium responsible matters, such as architectural violations, sidewalk buckling, and overgrown shrubs. Leslie also met with JAMS landscape and Gardening to address tree mulch beds and develop a plan to repair mulch beds. Leslie worked with developer representative, Will Yakel to conduct a final walk-through

of phase three. Leslie assisted the Activities committee with vendors and processed invoices. Leslie Supervised the power washing project and worked with Ecotek to ensure all areas were serviced satisfactorily.

FINANCIAL REPORT

Leslie Perez provided the Board with a financial update. As of the financial statement dated April 30, 2022, the Association had \$655,332 in cash and investments. The Operating account had a balance of \$32,563. The Operating Reserve fund had \$180,328 and the Repair and Replacement Reserve Fund had \$442,441 in cash and investments. There have been no expenditures year to date from the Repair and Replacement Reserve Fund.

Through April 2022, the Association had an Operating Deficit of \$56,679. This is due exclusively by snow removal and trash removal costs which were over budget by \$47,869. Any deficit will be covered by the Operating Reserve.

The Accounts Receivable balance was \$11,573 as of the end of April. The Allowance for Doubtful Accounts is (\$1,600) leaving the projected collectible balance at \$9,973.

2021 AUDIT/TAXES APPROVAL

Devon Donovan moved to approve the 2021 Audit & Tax Returns as presented by Strauss & Associates. Danielle Peterson seconded the motion which passed by a unanimous vote.

APPROVAL OF MONUMENT REPAIRS

This item was tabled. The Board asked management to obtain a descriptive proposal from Triple J Construction, INC.

TRASH COLLECTION AND RENEWAL

Danielle Peterson moved to approve the proposal submitted by J & S Professional Refuse Services for \$112,200 for the 2022 season to begin on August 21, 2022, through August 31, 2025. Cornell Lynch Seconded the motion which passed by a unanimous vote.

RESIDENT PARTICIPATION

The following issues were discussed during Resident Participation:

Parking on North and South Center Drive

The trail to the Metro updates

Officer seats and terms

ADJOURNMENT

By a motion duly made and seconded, the Board of Directors unanimously voted to adjourn the meeting at 8:15 PM.