

GREENBELT STATION MASTER ASSOCIATION
BOARD OF DIRECTORS VIRTUAL MEETING
Thursday, January 27, 2022 @ 7:00 P.M.
MINUTES

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Leslie Perez, Community Manager (CAMP)
Members at large

CALL TO ORDER

Rachel Roberts-Jones called the meeting to order at 7:00 P.M.

WELCOME & INTRODUCTIONS

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

GUEST:

Rachel Roberts-Jones welcomed Lieutenant Gulledge of the City of Greenbelt Police Department. Lieutenant Gulledge reported on the low crime statistics for the Greenbelt Station community. Twenty percent of crime stats came from the Greenbelt Station community and seventy-two percent from the Verde Apartment homes. He reported over 368 premise checks were conducted in 2021, not including service calls. He reminded homeowners to always lock their cars and to remove all valuables from their vehicles. He encouraged homeowners to continue reporting crimes and camera footage to the City of Greenbelt Police Department. Lt. Gulledge also recommended community cameras and more lighting in darker areas. Bike patrols will continue in the spring. The Board of Directors thanked Lieutenant Gulledge for his report and continued efforts to minimize crime in the community.

Rachel Roberts-Jones welcomed Sophie Morley, Program Manager for The Neighborhood DesignCenter. Ms. Morley gave an introduction of The Neighborhood DesignCenter, and the type of work they do. The Neighborhood DesignCenter is a non-profit organization that will work with the city of Greenbelt and community members to understand existing opportunities and constraints of greenspaces throughout the City and explore designs and location options for neighborhood amenities and landscape improvements. This could include community gardens, dog parks, fitness zones, walking/biking trails, and public art opportunities. The plan

will consider short, medium, and long-term proposals, budget constraints, maintenance/staffing requirements, and site analysis. Ms. Morley provided the project timeline and shared survey links and upcoming meeting information.

APPROVAL OF MINUTES

Will Yakel moved to approve the minutes of the Board of Directors Meeting of November 18, 2021, and December 2, 2021. Danielle Peterson seconded the motion, which passed by a unanimous vote.

COMMITTEE REPORTS

Kristen Weaver, Chair of the Activities Committee, provided an overview of the lighting ceremony event in December. The community enjoyed treats and festive wreaths were installed on the columns at the entrance to the community. The Activities Committee will submit the calendar of events for 2022 to the Board at the March meeting. Events include a summer party in the park, Spring and fall clean-ups and a winter event to be coordinated with the City of Greenbelt.

Mike Sunderman, Chair of the Covenants Committee, reported that hearings will take place in February. The Committee has reviewed and processed architectural applications in a timely manner. Mr. Sunderman encouraged homeowners to volunteer for the Covenants Committee.

FINANCIAL REPORT

Leslie Perez provided the Board with a financial update. As of the financial statement dated December 2021, the Association had \$657,554 in cash and investments. The Operating account had a balance of \$56,374. The Operating Reserve fund had \$180,238 and the Repair and Replacement Reserve Fund had \$420,942 in cash and investments.

Through December 2021, the Association had an Operating Deficit of \$33,069. The Association has a balance of \$15,741 in Accounts Receivable with an allowance for Doubtful Accounts of \$1,400, leaving the projected collectable balance at \$14,341. This is within industry standards of 3-5%.

ACTION ITEMS:

ESTABLISH ALLEYWAY RESERVE ACCOUNT

Cornell Lynch moved to establish an Operating Reserve account for the alleyway homes and move \$23,978 from the general Operating Reserve account to an Alleyway Operating Reserve account. Devon Donovan seconded the motion which passed by unanimous vote.

INVESTMENT

Cornell Lynch moved to instruct the Associations financial advisor, Theodore Hart at Morgan Stanley, to reinvest the CD maturing in February 2022 in the Operating Reserve fund in the investment ladder and invest \$50,000 from the Repair & Replacement Cash account to a CD fund. Devon Donovan seconded the motion which passed by unanimous vote.

SUPPORT OF MODIFICATIONS TO NORTH AND SOUTH CENTER DRIVE

Danielle Peterson moved to approve the letter of support for expanding parking on North and South Center Drive as proposed by the City of Greenbelt staff and Engineers. Devon Donovan seconded the motion, which passed by a unanimous vote.

By a motion duly made and seconded the Board unanimously voted to amend the letter of support to include a fifteen-month timeframe to re-evaluate the progress of the pilot project and allow adequate time to identify problem areas and implement changes as needed before permanent changes take effect.

It was noted that reports and feedback from the city and community members should be shared periodically throughout the pilot project.

CONSENT AGENDA

Cornell Lynch moved to ratify the continuation of the shuttle service through June 2022 by NVR that the Board unanimously approved. Devon Donovan seconded the motion which passed by unanimous vote.

Community Facebook Page – tabled for the March Board Meeting

The following issues were discussed:

Survey link for Greenbelt Greenspace Vision

One way traffic alternative map and concerns of aesthetics of the green spaces and accessibility

Shuttle extension updates

Status on the trail to Metro

Return of County bus service

Facebook page alternatives

ADJOURNMENT

By a motion duly made and seconded, the Board of Directors unanimously voted to adjourn the meeting at 9:00 P.M.