

**Bel Pre Recreational Association (BPRA) Board of Trustees  
Minutes of Meeting of June 30, 2020**

**1) Call to Order**

President Purdy called the meeting to order at 7:34 pm. The meeting was held by teleconference, with the teleconference participation guidelines in place.

**2) Roll Call**

Secretary Swan called the roll. Board members present were President Karen Purdy, Vice President Mark Foraker, Treasurer Dave Pullen, Secretary Chris Swan, Ted Bechtol, Steve Jennison, and Larry Vaught. Board members Greg Miller and Billy Ruppert were not present. BPRA members Elliot Chabot (Governing Documents Committee Chair) and Joe Moeller (Pool Property Helpers Coordinator) were present. There was a quorum. Secretary Swan took the minutes.

**3) Approval of the Agenda**

Pullen moved that the agenda for the meeting be approved. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Pullen, Purdy, Swan, and Vaught in favor, and none opposed.

**4) Statements by Association Members**

BPRA members were invited to speak on any items. Moeller asked that the Board consider allowing Boy Scout Troop 763 to use the pool again this year to work towards swimming merit badge competition and work on lifesaving skills.

**5) COVID-19 Issues**

**a. Rules and Procedures**

Purdy reported that she has been at the pool every day since opening day. Things are generally going well, members are being polite, and the lifeguards are doing a fairly good job. Based on some confusion members have had identifying particular lanes, Purdy will paint the lane numbers on the deck.

The question was raised as to whether the homeowner needs to be present when other members of their household are using the pool (“household” is defined in the 2020 pool rules as including all children and grandchildren). The consensus of the Board was that the homeowner does not need to be present, but that an adult household member does need to be present.

Purdy reported that Montgomery County is opening the County-owned playgrounds. Purdy recommended that the BPRA wait before opening the pool’s playground equipment and pavilion – in part to develop protocols for cleaning.

**b. Snack Bar**

Purdy reported that Rod Oo will open the snack bar as soon as the County issues all required permits. Purdy recommended that snack bar users be permitted to eat on the grounds, provided they are social

distanced and use their own chairs. Food is not permitted on the pool deck. Jennison noted that Oo needs to post signs, with consistent days and hours of operation, and also the menu.

**c. Drive-in movies and music**

Swan reported that the June 27 drive-in movie on the parking lot (coordinated by John Bogasky) was successful. Participation was by reservation and limited to 50 people. 15 households participated. The next movie is Sonic the Hedgehog and is scheduled for Saturday, July 11. Preference will be given to families that did not attend the first movie.

Swan moved that the approved July and August movies and the two music concerts be held in the parking lot as drive-in events, subject to the County COVID-19 regulations. If Montgomery County allows any of these events to be held on the pool grounds, those events will revert to the original plan on the pool grounds. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Pullen, Purdy, Swan, and Vaught in favor, and none opposed.

**d. Other**

Moeller reported that the pool managers will be meeting on Thursday, July 2, at 9 pm. The BPRA Board members are welcome to attend. Moeller also requested feedback regarding pool operations so far. Purdy requested that the pool managers and lifeguards be vigilant and strong, to not be shy about rules enforcement at the pool this summer.

**6) IRS Notices**

Treasurer Pullen reported that a delinquency notice has been received from the Internal Revenue Service for penalties and interest due for 2015 (\$9,111.47) and 2016 (\$338.85) for late filings. Pullen reported that a request for waiver of interest and penalties had been filed several years ago and has reached out to DeLeon & Stang, BPRA's accounting firm at the time, for additional documentation. Vaught (who was BPRA Treasurer at the time) will reach out to the IRS. Chabot offered to review the BPRA Board minutes from that period.

**7) Other Business**

Pullen reported that he had sent to BPRA Board members a table summarizing BPRA insurance coverage. Since no members flagged any discrepancies, he will move forward to renew BPRA's insurance policy with the noted/approved changes.

Pullen also reported that Rita Vaught has been working on the QuickBooks database rebuild. Pullen hopes that the next set of monthly financial statements will be generated using the QuickBooks records.

Purdy indicated that, if no Board member had an objection, she would send the following response to BPRA member Gordon Klang's request regarding the Board's actions, and asking what covenants the Board is enforcing:

- The Board did not decline to get involved. On June 2, the Board offered to have a BPRA Board member join you in a discussion with your neighbor. As far as we are aware, this offer was made before the fence was built. You declined our offer.
- The BPRA does not have the primary responsibility to enforce the land use covenants. The opportunity to enforce any land use covenant lies with each homeowner within the relevant section of Strathmore at Bel Pre. The BPRA seeks to facilitate compliance with the land use covenants by
  - encouraging homeowners to talk with their neighbors before starting construction projects;
  - providing (at no charge) copies of the relevant covenants to any homeowner, real estate professional, mortgage company, or title company, that requests them;
  - making copies of all of the covenants easily accessible on the StrathmoreBelPre.org website; and
  - offering alternative dispute resolution either through the BPRA's Neighborhood Dispute Resolution Committee or by Board members volunteering to act as disinterested parties.
- The BPRA does enforce the covenants recorded on March 20, 1968, as well as the supplemental covenants that expand March 13 geographic boundaries. The March 20 covenants are a separate document from the land use covenants. The March 20 covenants specifically charge the BPRA with enforcement responsibility. No such language is contained in the land use covenants.

No Board member objected. Purdy will send the response.

## **8) Adjournment**

There being no further business, the meeting was adjourned at 8:04 pm. The next Board meeting is scheduled for Tuesday, July 7, at 7:30 pm, by teleconference.

Respectfully submitted,

-- Chris Swan, Secretary