

Bel Pre Recreational Association (BPRA) Board of Trustees

Minutes of Meeting of March 1, 2022

1) Call to Order and review of teleconference guidelines

President Purdy called the meeting to order at 7:31 p.m. 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, Rodney Oo, Claire Pak, and Maria (Cookie) Stagnitto. BPRA member Elliot Chabot (Governing Documents Committee Chair) was also present. There was a quorum. Secretary Swan took the minutes.

3) Approval of Agenda

Purdy presented the proposed agenda for the meeting. Audit Coordinator Foraker asked that Financial Audits be added to the agenda. Purdy moved that the agenda for the meeting be approved, with the addition of Financial Audits as part of Other Business. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

4) Statements by Association Members

BPRA members were invited to speak on any items. No statements from association members were made.

5) Approval of Minutes

Swan presented the minutes of the February 1, 2022, Board meeting. Swan moved that the minutes be adopted with the additions requested by Pullen that

- In item 10, in the second line, replace “maintenance” with “maintenance and operation”; and
- In item 13(e), renumber (e) to (d) and, in the first line, replace “issue” with “receive”.

The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed. Swan will distribute corrected copies to the Board.

6) Pool Rules

Purdy recommended that, subject to changes in the COVID-19 situation, the Recreational Facilities Policy replace the special COVID-19 rules that were adopted May 15, 2021. The Board discussed the proposal. Purdy moved that, subject to changes necessitated by future changes in the COVID-19 situation, the Recreational Facilities Policy will govern use of the common areas. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Purdy requested that the Governing Documents Committee prepare an amendment to the Recreational Facilities Policy, for consideration by the Board at its April 5, 2022 meeting, which specifies that the users of the common area (pool, pavilion, courts, etc.) assume the risks associated with COVID-19.

7) SBP Dolphins 2022 Calendar

Pak presented the planned Swim Team calendar for 2022. The Board discussed the proposed calendar.

Foraker moved that the Swim Team be authorized to use the pavilion on the following evenings:

- Friday, June 10 – ice cream social
- Each Friday from June 17 to July 22 – pasta parties
- Wednesday, July 27 – awards banquet

The pool will remain open during all of these events. The motion was seconded, discussed, and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Pullen moved that the Swim Team be permitted to use the pool for “B” meets on any of the following Wednesdays: June 22, June 29, July 6, and July 13; and for the Jelly Bean Meet on Wednesday, July 20. The main pool would be closed to the general membership during the times that the “B” meets are held (but not during the Jelly Bean Meet). The motion was seconded, discussed, and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Pullen moved the Swim Team be permitted to use the pool for practice

- June 1 to June 17:
 - Mondays, Wednesdays, and Fridays, 4:00 to 6:30 p.m.
 - Tuesdays and Thursdays, 4:00 to 7:00 p.m.
- June 20 to July 29,
 - Mondays, 8:00 to 11:30 a.m. and 4:00 to 6:30 p.m.
 - Tuesdays and Thursdays, 8:00 to 11:30 a.m. and 4:00 to 7:00 p.m.
 - Wednesdays and Fridays, 8:00 to 11:30 a.m.

The motion was seconded and discussed. Stagnitto expressed her concern that the pool usage counts are less than actual use because the check-in requirement is not being rigorously enforced at the check-in desk. It was agreed that the wings and at least one lap lane will be available to the general membership from 4:00 to 6:30 p.m., and that the wings and at least two lap lanes will be available to the general membership from 6:30 to 7:00 p.m. At the end of the discussion, the motion was approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Pullen and Swan raised concerns that the Association may not be providing enough focus on services to senior members. Jennison noted that in the early 1990s, the pool was available to the general membership from 6:30 to 7:30 a.m. for early morning lap swim. The participants paid to have a lifeguard present. Purdy indicated that she would speak with the Swim Team members to see if there is interest in a master swimmers program.

Foraker moved that the Swim Team be permitted to use the pool on July 4, from 7:30 to 11:00 a.m., for the Memorial Meet. The entire community would be invited to participate. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Pullen moved that the Swim Team be authorized to use the pool parking lot on Memorial Day from 7:00 to 11:30 a.m. for the Dolphin Dash 5K. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

8) Georgetown Aquatics contract extension/renegotiation

Pool and Recreational Facilities Committee Chair Stagnitto reported that Clark Baugher (owner of Georgetown Aquatics) does not yet have the itemization of costs that the Board requested at its February 1 meeting, but would provide the information as soon as it is available to him. Baugher did indicate that muriatic acid (which makes up 25% of the chemicals used for the pool) has increased in price by 40%. Baugher also acknowledged that he had not taken into account the phased increases in Montgomery County's minimum wage law when he submitted the bid for the current contract. It was the consensus of the Board that Georgetown Aquatics will still need to provide a detailed itemization of the unexpected costs before the Board can evaluate and consider the request to renegotiate the 3-year pool maintenance contract.

9) Budget & Finance

a. Monthly financial statements

Treasurer Pullen reported that the monthly financial statement for February has not been completed yet because of the merger of SunTrust Bank into Truist (the merger took place last week and the BPRA's information is not available today). Pullen stated that the financial statements would be e-mailed to the members of the Board as soon as the data is available.

Pullen reported that the Association has approximately \$122,000 in checking, approximately \$178,000 in money market accounts, and that this puts the Association in fine condition to meet all of its expected business needs.

b. Delinquent accounts

Pullen reported that there has been no change in the status of delinquent accounts since the February 1 Board meeting.

c. Status of 2022 Assessment payments

Pullen reported that 52% of all households have paid their dues as of March 1, resulting in \$131,000 net. Of the 52% (allowing for rounding), 31% were paid by check and 22% were paid on-line.

d. Status of bookkeeper hire

Pullen reported that no progress has been made on his review of the bookkeeper that he will be recommending to the Board for the Bookkeeper position. He hopes to have a recommendation by the April Board meeting. Pullen moved that the Board authorize up to an additional \$300 for Rita Vaught as interim bookkeeping services. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

e. Other items

None.

10) Committee Reports —**a. Questions about reports**

None.

b. Entertainment and Recreation**i. Movie date approvals**

Entertainment and Recreation Committee Chair Swan moved that, contingent on any COVID-19 rules, the first Saturday of each month from May through September be approved for the movie nights for the Summer Entertainment Series (i.e., May 7, June 4, July 2, August 6, and September 3). The May 7 movie would be held in the parking lot (drive-in style) and the others would be held on the hill by the pirate ship. If it rains on any of the June to September movies, the location would be moved to the pavillion. Swan indicated her support for getting a tarp for the pavillion. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

ii. Spring Thing

Spring Thing Co-Coordinator Stagnitto reported that the event will be held on the pool parking lot on May 14 (May 15 rain date). The paper shredding machine is not available on that weekend, so the Shred-It may be held at the September Yard Sale. Activities at the Spring Thing will include a fire pit with smores (Joe Moeller and Jackie Fary-Moeller); face painting (Tracy Keating), chalk, bubble solution, and a tricycle obstacle course; tennis and pickleball clinics (Dave Pullen); corn hole; basketball tournaments (Billy Rupert); table for the Over 60 Club, the veterans' Quilts of Honor project (Jan Wisor); pizza (Paul Spelman); karaoke (with the appropriate licenses); live music (funded by Rod Oo). No alcohol is permitted on the premises.

c. Grounds and Landscaping**i. Tree work funds approval**

Grounds and Landscaping Coordinator Bechtol reported that he met with JC Trees (the Association's tree contractor) today. The recent storms have caused about \$8,000 in tree damages. Bechtol moved that up to \$5,000 be authorized to be spent for storm damage cleanup. Bechtol further recommended that the landscaping budget also be used this year for previously planned plantings and additional clean-up around the fence line. The motion was seconded and approved, with Bechtol, Foraker, Jennison, Oo, Pak, Pullen, Purdy, Stagnitto, and Swan in favor, and none opposed.

Bechtol reported that Kollins Landscaping has not yet submitted their proposal for the grass cutting, mulching, and weed control contract.

ii. Commemorative trees

Bechtol reported that dates need to be set for the tree dedications for Brenda Henry and Louisa Hoar. Stagnitto offered to reach out to Louisa Hoar and Jennison offered to reach out to Brenda Henry. The dedications will take place on two separate days.

11) Other Business

Oo reported that, as agreed at the February 1 Board meeting, he reached out to a retired CPA to review the appropriateness of the BPRA's 501(c)(7) status. After reviewing the situation, the CPA concluded that the IRS's most recent determination is definitive – the BPRA is entitled to 501(c)(7) status. Audit Coordinator Foraker reported that the BPRA's current auditor (Frank Hajek & Associates) will not go forward with the audits if the BPRA has 501(c)(7) status, so BPRA will need to find a new firm to conduct either the audits or a financial review.

Jennison reported that he had been contacted by former BPRA Administrative Assistant Brenda Henry expressing her unhappiness with (1) the elimination of the season passes, (2) annual dues funds being spent on the pet waste station, and (3) the lack of enforcement of the land use covenants. Pullen noted that the pet waste station is not funded by the annual dues (there is a separate donation fund for the pet waste station). Purdy noted that the Governing Documents Committee has been tasked with developing an enforcement policy for the land use covenants. Purdy also noted that the Board adopted the position of not being involved in the land use covenants in 1991 and has reaffirmed it several times since then (while offering informal dispute resolution assistance for neighborhood disputes). Jennison will he will continue discussions with Henry about her concerns.

12) Adjournment

There being no further business, the meeting was adjourned at 8:57 p.m. The next Board meeting (including property walk-through) is scheduled for Saturday, April 2, at 9:00 a.m., at the pool. The next regular monthly Board meeting is scheduled for Tuesday, April 5, 2022, at 7:30 p.m., by teleconference.

Respectfully submitted,

-- Chris Swan, Secretary