

**Bel Pre Recreational Association (BPRA) Annual General Membership Meeting
Minutes of November 17, 2022**

Welcome, establish quorum, overview of agenda

President Karen Purdy called the meeting to order at 7:34 pm. The meeting was held by teleconference (using Zoom).

The President noted that the BPRA is the homeowners association that collects everyone's mandatory annual assessment and maintains and operates the pool and surrounding facilities. The President extended her thanks to all the people who were attending the meeting on Zoom and everyone that turned in proxies and ballots.

The President announced that over 100 proxies have been received. As provided in Article VIII, § 5 of the BPRA By-Laws, the owners of 10% of the lots in the Association constitute a quorum. Therefore, the owners of 72 lots constitute a quorum for the annual general membership meeting. Article VIII, § 6 of the By-Laws (as amended December 4, 2018) provides that a lot may be represented by proxy for purposes of establishing a quorum. The requisite number of lots being represented by proxy, President Purdy declared that a quorum was present.

The President announced that the purpose of this year's annual meeting is to conduct Board of Trustees elections and to present the proposed budget and the reserve study.

Candidate Statements and Elections

The President announced the 4 candidates are running the four seats on the Board of Trustees: Andrew Popadich, Dave Pullen, Jay Staggs, and Patrick Welteroth.

In accordance with § 405(b) of the BPRA Plan of Organization, each of the candidates (in alphabetical order) was invited to speak for up to 5 minutes. Pullen, Staggs, Welteroth, and Popadich then each addressed the membership as to why they were running for a seat on the Board and what they each hoped to accomplish.

The President noted that the Board of Trustees is a 9-member board, with staggered terms so that 3 trustees are normally elected each year. Because there is currently a vacancy on the Board, 4 Trustees will be elected this time. The 3 highest vote getters will be elected for 3-year terms and the fourth highest vote getter will be elected to fill the 1 year remaining in the vacant Board seat. Officers will be elected by the BPRA Board at its December meeting.

In accordance with § 405(d) of the BPRA Plan of Organization, ballots were mailed to every BPRA household. Ballots will continue to be received and accepted until Friday, November 18, at 7:30 pm, when the polls officially close.

At the end of the statements by the candidates, in accordance with § 405(h)(i) of the Plan of Organization, President Purdy announced that the counting of the ballots will take place on Saturday, November 19, at 9:30 a.m. Any member who would like to attend that meeting (via

Zoom) should contact Billy Ruppert. This announcement also will be posted on the community's website, on the annual meeting page. Results of the election will be posted on the website and at the pool no later than Saturday, November 26.

The President noted that the BPRA is run by volunteers. More volunteers are needed. Please contact President Purdy or any BPRA Board member about opportunities to participate, especially on committees and special projects. You do not have to be a Board member to serve on (or chair) a committee.

Del. Bonnie Cullison

Bonnie Cullison – a member of our community, who represents Strathmore Bel Pre and the 19th Legislative District in the Maryland House of Delegates – addressed the General Membership about the activities of the District 19 Delegation and the upcoming session of the State Legislature. Hearings on local legislation are scheduled for December 8 and 15. The Legislature will convene on January 11, 2023. Del. Cullison noted that county road maintenance in Strathmore Bel Pre has been terrible and she is working with the President of the County Council to fix this problem. She urged members of the community to reach out to the newly elected District 6 County Councilmember Natalie Fani Gonzalez, and the newly elected At Large County Councilmembers Gabe Albornaz, Even Glass, Will Jawando, and Laurie-Anne Sayles.

Annual Report

Pool Opening

President Purdy reported that the pool opened on time in 2022. She expressed thanks to:

- Grounds and Landscaping Coordinator Ted Bechtol, particularly for swift action when a tree fell on the pool property (just missing the pavilion) on the day before opening day;
- Pavilion Scheduler Carmen Wong;
- Joe Moeller and his team for getting the physical facilities ready to open and doing numerous maintenance jobs over the summer; and
- Cookie Stagnitto and the Over 60 Gardening Group.

Tennis/Pickleball Courts

President Purdy reported that Mid-Atlantic Asphalt has acknowledged that there is more cracking in the asphalt than was anticipated. The firm will be fixing these problems at no additional cost to the BPRA. Because the work is temperature-sensitive, the work will be done in the spring and/or summer of 2023.

Season Passes

President Purdy reported that the Board decided after the last General Membership meeting to eliminate the Season Passes to the pool. Purdy has worked with the households that were having trouble converting to the new system.

eSoft Planner

President Purdy reported that there has been a substantial increase in the number of households paying their annual assessments electronically through the eSoft Planner portal.

Activities

President Purdy reported on joint activities with the Strathmore Bel Pre Civic Association, including the Summer Entertainment Series and BlocktoberFest.

Behind the scenes

President Purdy extended her thanks to the behind-the-scenes workers, including the members of the:

- Governing Documents Committee,
- Finance Committee, and
- Entertainment and Recreation Committee.

Budget

Treasurer Dave Pullen reviewed the recommended Calendar Year 2023 Budget, including:

- Revenues are expected to increase, due to the \$25 increase in the annual dues, as authorized by the General Membership in January of 2020.
- Joint mailings (and collections of dues and donations) are planned with the Civic Association and the Dolphins Swim Team – with each group paying their proportionate costs.
- Non-assessment revenue (i.e., guest fees) have changed in recent years because no guests were permitted in 2020 (the first summer of the COVID pandemic) and the rules treating non-resident grandchildren, children, parents, and grandparents as free guests that went into effect starting 2021.
- The snack bar is provided as a service, not as a revenue raising mechanism. Rod Oo, who ran the snack bar in 2022 is not able to run it in 2023, so the Board is looking for a new operator.
- Some budget categories have been reorganized in the 2023 budget.
- The use of virtual meetings, instead of in-person meetings, has resulted in cutting the costs for room rentals.
- There has been a moderate increase in mailing costs – due to increases in postage and printing.
- The Association's fidelity insurance costs have increased, due to BPRA's compliance with § 11B-111.6 of the Maryland Homeowners Association Act.
- The 2023 budget reflects the newly enacted reserve study requirements contained in §§ 11B-112.2, -112.3, and -117 of the Maryland Homeowners Association Act. The current budget includes \$36,000 for reserves and the following year will have \$41,400.
- Architectural expenses are included in the budget in anticipation of the need to renovate or replace the bathhouse.
- The need to replace the hot water heater this summer was an unanticipated expense; as was this year's severe tree and fence damage (which was only partially reimbursed by the Association's insurance carrier). In coordination with the repair work on the fence, the fence gate closest to Bethpage Lane was enlarged to provide better access by contractor trucks.
- Year-to-date expenses are slightly over \$200,000. By the end of the year, we should have a \$24,000 operating budget surplus to set aside against future expenses.

Reserve Study

President Purdy reported that, as a result of the 2021 and 2022 amendments to the Maryland Homeowners Association Act, effective October 1, 2022, all homeowners' associations within Montgomery County are required to have a reserve study conducted by a qualified professional and the results of the study must be included in each HOA's budget. In September 2022, the BPRA Board accepted the study that PM+ Reserves had prepared. The reserve study examines all the facilities owned or maintained by the BPRA, estimates the remaining life-expectancy of each major component, estimates the replacement/repair cost of each major component, and estimates how much the BPRA needs to set aside each year to meet those estimated costs. A new reserve study must be conducted at least every 5 years. President Purdy also reported that the new law authorizes the BPRA Board to raise the annual assessment to the level needed to fund the estimates set out in the study (prior to the new law, concurrence by the BPRA General Membership was required before the annual assessment could be increased).

President Purdy announced that the complete reserve study is available to the membership for review on the website. The password was shared at the meeting in the chat, and instructions for accessing the study by those homeowners unable to attend the meeting were posted online (website and listserv). The President invite anyone with questions about the reserve study to contact her.

Other

President Purdy introduced the Board members who were present at the meeting: Treasurer Dave Pullen, Secretary Chris Swan, Claire Pak, and Steve Jennison. Ted Bechtol, Rod Oo, and Vice President Foraker were not able to be present.

Adjournment

President Purdy again thanked everyone who was present and urged everyone to come to the annual Town Hall meeting, scheduled for Thursday, December 8, at 8:00 p.m., on Zoom. The BPRA Board meeting will precede the Town Hall meeting.

There being no further business, the meeting was adjourned at 8:29 p.m.

Respectfully submitted,

-- Chris Swan, Secretary