

**Bel Pre Recreational Association (BPRA) Board of Trustees
Minutes of Meeting of December 8, 2022**

1) Call to Order and review of teleconference guidelines

In the absence of the outgoing President, outgoing Vice President Foraker called the meeting to order at 7:33 p.m. The meeting was held by teleconference, with the teleconference participation guidelines in place.

2) Roll Call

Outgoing Secretary Swan called the roll. Board members present were outgoing Treasurer Dave Pullen, Ted Bechtol, Steve Jennison, Rodney Oo, Claire Pak, Jay Staggs, and Patrick Welteroth. Board members President Karen Purdy and Andrew Popadich were not present. BPRA members Elliot Chabot (Governing Documents Committee Chair), Mark Foraker (outgoing Vice President), and Chris Swan (outgoing Secretary) were also present. There was a quorum. Secretary Swan took the minutes, with contributions from Pak.

3) Approval of Agenda

Prior to the meeting, Purdy circulated a proposed agenda for the meeting. Bechtol moved that the agenda for the meeting (as proposed by Purdy) be approved. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

4) Conflict of Interest Disclosure

Foraker asked the Board whether, based on the agenda just approved, or on any new business which a Trustee intends to raise at this meeting, does any member perceive the need, or intend, to declare a conflict of interest, as that term is defined in the BPRA Conflict of Interest Policy, with any item proposed for discussion or decision at this meeting. No member responded affirmatively.

5) Statements by Association Members

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

6) Approval of Minutes

Foraker presented the Board meeting minutes of the April 2, August 9, September 13, and November 1, 2022, prepared by Swan.

Pullen moved that the Board minutes of November 1, 2022, be adopted. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Pullen moved that the Board minutes of September 13, 2022, be adopted. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Pullen moved that the Board minutes of August 9, 2022, be adopted. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Jennison moved that the Board minutes of April 2, 2022, be adopted. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Foraker also presented the General Membership annual meeting minutes of November 18, 2021, and November 17, 2022. Foraker noted that the General Membership, not the Board, approves the minutes of General Membership meetings and that approval of the 2021 and 2022 annual meeting minutes should be on the agenda for the 2023 annual meeting. The annual meeting minutes will be posted on the website.

7) BPRA Elections

(a) BPRA Board of Trustee Election Results

Foraker reported that, in accordance with §405(h) of the BPRA Plan of Organization, the election ballots were counted and the results were posted on the community's website and on the pool grounds. Pullen received 97 votes and Popadich, Staggs, and Welteroth each received 96 votes. After the coin toss was held by the Elections Committee (as provided for in BPRA By-Laws art. IX, § 3, and art. X, § 2; and BPRA Plan of Organization § 12A(h)(xiv)), Popadich, Pullen, and Staggs were declared elected to 3-year terms and Welteroth was elected to the 1-year term, created by the July 2022 resignation of Maria (Cookie) Stagnitto.

(b) Election of Officers

Foraker noted that the BPRA By-Laws (art. XIV, § 1), requires that only Board members may serve as President or Vice President, but any member of the Association may serve as Treasurer or Secretary.

Foraker opened the floor for nominations for President. Pullen nominated Purdy. There being no further nominations for President, Staggs moved that Purdy be elected by acclimation. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Foraker opened the floor for nominations for Vice President. Oo nominated Staggs. There being no further nominations for Vice President, Pullen moved that Staggs be elected by acclimation. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, and Welteroth in favor, and none opposed. Staggs abstained.

Foraker opened the floor for nominations for Treasurer. Staggs nominated Pullen. There being no further nominations for Treasurer, Staggs moved that Pullen be elected by acclimation. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Staggs, and Welteroth in favor, and none opposed. Pullen abstained.

Foraker opened the floor for nominations for Secretary. Staggs nominated Pak. There being no further nominations for Secretary, Staggs moved that Pak be elected by acclamation. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed.

Foraker announced that Purdy intends to be in touch with the new officers shortly.

8) New Board Member Orientation, CCOC Training

Foraker reported that all newly elected members of the Board must take the Montgomery County Commission on Common Ownership Communities (CCOC) training required by Montgomery County Code §10B-17(h) within 90 days of their being elected to the Board. Training is available either on-line or in-person. Swan confirmed that, once each member takes their training, they must provide the Secretary with a copy of their certificate of completion (or other proof of completing the training), for retention in the Association's files. Chabot noted that all 4 of the newly elected Board members (including the member who was re-elected) must take the training.

9) Budget & Finance

Deferred to the January 3, 2023, Board meeting.

10) Draft Resolutions re: Bank Accounts and Investment Accounts

Treasurer Pullen presented two resolutions (for action at the Board's January 3 meeting) authorizing the Treasurer (subject to certain conditions) to establish and transfer bank and investment accounts. Copies of the draft resolutions were sent to the Board members before the December 8 meeting. Pullen indicated that the Reserve Study calls for a higher rate of interest income than the Association is currently receiving on its bank accounts. Pullen further recommended that the Association consult with a professional finance manager for investment advice. Pullen intends to coordinate with the Governing Documents Committee to develop final language for the proposal. The current drafts were based on similar resolutions adopted by the Montgomery County Tennis Association.

11) Committee Reports — Questions about reports

None.

12) Other Business

Oo expressed his thanks to Foraker for all the work that he has done for the Association and the help that Foraker provided to Oo when Oo joined the Board last year.

Foraker expressed his thanks to Swan, Jennison, and Bechtol for the many years of work they have provided to the Association.

Bechtol reported that he and Purdy met with Clark Baugher (Georgetown Aquatics) on December 6. Baugher provided his proposed numbers for next year and seemed interested in continuing with his pool management business. Purdy will provide the detailed information for the Board's January 3 meeting.

13) Adjournment

There being no further business, Pullen moved that the meeting be adjourned. The motion was seconded and approved, with Bechtol, Jennison, Oo, Pak, Pullen, Staggs, and Welteroth in favor, and none opposed. The meeting was adjourned at 7:59 p.m.

The 2022 Town Hall meeting was beginning momentarily, and all Board members were merged into the Town Hall Zoom room. The next regular monthly Board meeting is scheduled for Tuesday, January 3, 2023, at 7:30 p.m., by teleconference on Zoom.

Respectfully submitted,

-- Chris Swan, Outgoing Secretary