

Bel Pre Recreational Association, Inc – Board of Trustees
October 6, 2022

Board members in attendance: Karen Purdy, Dave Pullen, Steve Jennison, Claire Pak, Ted Bechtol

Board members absent: Mark Foraker, Chris Swan, Rod Oo

BPRA Members present: Joe Moeller, Jay Staggs, Andy Popaditch, Patrick Welteroth (joined at 7:51pm during Item 11)

1. **Call to Order and review of teleconference guidelines.** Karen Purdy called the meeting to order at 7:30, and reviewed the teleconference guidelines.
2. **Roll Call.** Claire Pak took attendance, substituting for Secretary Chris Swan (see above). In addition to Board members, four community members (Joe Moeller, Jay Staggs, Andy Popadich, and Patrick Welleroth), also attended. A quorum was present.
3. **Approval of Agenda.** Steve Jennison moved to approve the agenda; Ted Bechtol seconded the motion. Purdy, Pullen, Jennison, Pak, Bechtol all voted in favor, none were opposed, and the agenda was approved.
4. **Conflict of Interest Disclosure.** Karen Purdy read the disclosure language as follows:
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?
 - a. No conflicts of interest were declared.
5. **Statements by Association Members.** Association members in attendance were offered the opportunity to make statements; no statements were made.
6. **Physical Facilities.** Joe Moeller provided an update on various pool property maintenance tasks, including plans to temporarily change the black gate locks so he can store a ladder between the gates while he installs new light sensors on the parking lot lights. Joe has been in contact with the contractor who did the most recent bathhouse roof work about material peeling off the roof. The contractor will contact the roofing material manufacturer. Joe also noted that Georgetown Aquatics has not yet finished end-of-season cleanup. Dave Pullen mentioned that we have received an additional invoice but confirmed that the amount invoiced is covered by the contract.
7. **Five Year Plan.** Karen Purdy noted that the Reserve Study informs but does not dictate the Five-Year Plan, and that some expenditures may not exactly match the recommendations in the reserve study (individual table and chair purchases, for example). We will determine actual requirements and expenses each year as a part of our review of current facility conditions. There were no questions or comments about the

proposed Five-Year Plan. Karen asked for a motion to adopt the Five-Year Plan. Pak made the motion; Jennison seconded. Purdy, Pullen, Pak, Jennison, Bechtol voted to approve, none were opposed, and the Five-Year Plan was adopted. Additional discussion - Board members Steve Jennison and Ted Bechtol mentioned that they are pleased with the quality of the Reserve Study, and that they appreciate the professionalism of the engineering firm (PM Plus Reserves).

8. **Annual Meeting.**

- a. **Agenda.** The agenda for the Annual Meeting will be similar to previous years' agendas (Candidate statements, elections, annual report, budget review, Reserve Study review.). It will include time for review and discussion of the Reserve Study, and will provide for a Q&A period. Candidates for the Board (Jay Staggs, Andy Popadich, Patrick Welleroth, Dave Pullen) will be offered the opportunity to speak. Karen clarified expectations for candidate statements (two to five minutes).
- b. **Election.** The election will be held via mail-in ballot. The Plan of Organization allows us to continue with the remote meeting and election format established at the beginning of the COVID-19 pandemic. Karen noted that attendance at last year's Annual Meeting via Zoom was excellent and that the remote format may encourage better attendance.
- c. **Volunteers.** We need three volunteers to count the ballots. Volunteers may not be candidates for the Board. The count can take place via Zoom; last year's count took about two hours. Billy Ruppert has volunteered to serve as Chair. We will seek two additional volunteers.

9. **December Board meeting and Town Hall meeting, Thursday, December 8.** Noting that this was a change from the original date, Karen also confirmed that the Civic Association has agreed to the new date. Nancy Bechtol will manage the Zoom "waiting room" and will admit attendees to the meeting. Karen asked all Board members to join the call at least ten minutes early. We briefly discussed officer succession. Karen is willing to continue as President but is also willing to step aside in favor of another candidate. She will provide support and assistance to ensure a smooth transition.

10. **Budget & Finance**

- a. **Overview.** We have approximately \$284,000 in the bank. About 95 percent of our revenue comes from assessments. Bottom line: The Board has sufficient funds to run its business.
- b. **Monthly financial statements.** Expenses by vendor are listed on the statement that Dave distributed in advance, including outstanding obligations to Georgetown Aquatics and Juan Carlos (landscaping). Juan Carlos is working to resolve an issue with his EIN; he understands that the Board is unable to process payment until the issue is resolved.
- c. **Delinquent accounts.** From 103 delinquent accounts earlier in the year, we are down to just 12. Dave notes that several of the properties with delinquent

assessments are owned by a nonprofit organization. Six property owners have payment plans in place with our attorney (Schild). Dave will refer remaining delinquent accounts to Schild for collection on or after October 10.

- d. **Other items.** Dave notes that one of the Reserve Study items addresses the need for an investment policy. He further notes that a money market checking account does not offer sufficient return on investment, and advises that we consider additional investment options in keeping with the Reserve Study recommendations.

11. Committee Reports

- a. **Questions about Reports.** No questions.

- b. **Entertainment and Recreation**

- i. **Trunk or Treat.** Volunteers are needed. Mark Foraker is working to recruit volunteers and has identified at least one likely volunteer. He will coordinate with Chris Swan to recruit additional volunteers.
- ii. **Blocktoberfest.** Kye Pak will place signs at the pool and at the event site this weekend. Event site signs are a permit requirement. Claire will provide a copy of the permit to Dave Pullen

12. Other Business. No other business was introduced.

13. Adjournment. The meeting adjourned at 8:01. Next meeting: 11/1/2022

Minutes were taken by Claire Pak in the absence of Secretary Chris Swan.