##### Bel Pre Recreational Association

**Board of Directors**

**Minutes of Meeting of 5/2/2017**

##### CALLED INTO SESSION/ROLL/AGENDA

1. The board convened at the Bel Pre Elementary School at 7:39 pm. Board members present were President Elliot Chabot, Vice President Greg Miller, Treasurer Larry Vaught, Secretary Paul Spelman, Megan Virga, Ted Bechtol, and Chris Jennison. Billy Ruppert arrived at 7:45. Andy Wright was absent. BPRA Assistant Treasurer Rita Vaught and BPRA members Marilyn Pittore, Chris Swan, and Joe Moeller were in attendance. Secretary Spelman took the minutes.

2. Secretary Spelman called the roll and a quorum was present. A motion was made to approve the agenda. The motion passed unanimously with Chabot, Miller, Vaught, Spelman, Bechtol, Jennison, and Virga in favor.

##### STATEMENTS FROM ASSOCIATION MEMBERS

3. BPR Association members were invited to speak on any items. There were no statements from association members.

4. A motion was made to approve the minutes of the March 7, 2017 meeting. The motion passed unanimously with Chabot, Miller, Vaught, Spelman, Bechtol, Jennison, and Virga in favor.

##### TREASURER’S REPORT; FINANCE COMMITTEE REPORT

5. Treasurer Vaught presented the most recent financials and reported that collections were progressing, but were a bit less than optimal. He reported they were still approximately $40,000 shy of full remittance from members on their annual dues. He said collection responses had been a bit worse this year than in recent years, and said he was preparing to send additional letters to overdue members.

6. Vaught further reported that the FY16 BPRA audit had been delayed by the auditors, DeLeon & Strang, and he would have to re-contact them. He expressed frustration with their responsiveness, and said he would look into obtaining bids from other auditing firms for next year.

7. Vaught reported that the Association’s tax return had been filed.

##### GROUNDS AND MAINTENANCE

8. Bechtol presented a preliminary proposal to address the substantial overgrowth along the perimeter fence line inside the pool property. (See attached proposal at the end of the minutes). The overgrowth had prompted several recent complaints from neighboring property owners.

9. Bechtol suggested dividing the work into two phases: the first, which would be completed by opening day, would entail fence repairs, removal of two trees and dead wood, and establishment of a six-to-eight-foot clearance corridor along the fence line on the lower eastern side of the pool; the second phase, which would occur throughout the summer, would entail additional pruning/brush removal and a move toward a more mixed evergreen vegetation border.

10. Association Member Pittore suggested that the Association could hold a neighborhood clean-up day to help with the fence-line work. Board members discussed her suggestion, but concluded that the current situation required more work than was feasible for a volunteer clean-up action.

11. Bechtol advised that the first phase of the fence-line clean up would likely cost between $8,000-$15,000, although costs could run higher depending upon how challenging the work actually became. A motion was made to authorize Bechtol to select appropriate professionals and pay up to $20,000 for the first phase clean up. The motion passed unanimously with Ruppert, Chabot, Miller, Vaught, Spelman, Bechtol, Jennison, and Virga in favor.

##### PHYSICAL FACILITIES

12. Moeller presented his report on the physical facilities maintenance. Moeller reported, among other things, that:

 a) the parking lot entrance gate had been adjusted

b) the building lights timer had been installed

c) a new fan had been procured for the children’s pool pump room, but it still needed piping

d) fiberglass decking for the lifeguard chair decks had been ordered (replacing the chairs themselves would be $1500 each)

e) the snack bar door frame had been riveted and repaired

f) several poolside umbrellas had been converted from cranks to pins, and others would follow when their cranks failed

g) bracing work had begun on the pirate ship but had not been completed due to a need for longer bolts

h) the tetherball had been replaced

i) the underwater lights remained inconsistent, and an electrician was required

j) the painter had added a new coat to the main pump room, pool railing, and snack bar floor.

k) a padlock had been installed on the tennis court leaf gate, and new cable and strap procured for the faulty net. Bud Kessler and his son will be installing the new cable.

l) there was nothing new to report regarding the issue of expanding security camera coverage to include the tennis and basketball court areas

13. Moeller also reported that four civil engineers have now examined the main pump room, and the overarching view is that no immediate action is required.

14. With respect to the basketball courts, Miller reported that he had spoken with the association member whose home abuts the court, and her view was that a chain fence was undesirable. Consequently, Miller suggested that the board proceed with the plan to repave the courts, but not proceed with fence installation at this time. Miller said he would try to obtain a firmer estimate on the court repaving costs.

**POOL HOURS**

15. A motion was made to approve adjusted pool hours, taking into account that public schools will be starting the day after Labor Day this year, rather than the Monday before:

**For May 27 to 29 (Memorial Day weekend) pool hours would be:**

Saturday-Sunday - noon to 9 pm

Monday - noon to 8 pm

**For May 30 to June 15 (last full day of school) pool hours would be:**

Saturday - noon to 9 pm

Sunday - noon to 8 pm

Monday-Thursday - 3 pm to 8 pm

Friday - 3 pm to 9 pm

**For June 16 to September 4 (Labor Day)**

Everyday except July 4 - noon to 9 pm

July 4 - noon to 6 pm

The motion passed unanimously with Ruppert, Chabot, Miller, Vaught, Spelman, Bechtol, Jennison, and Virga in favor.

16. The board considered a request from the SBP swim team to use the pool pavilion on two dates for training purposes that would include one hour each after scheduled pool hours. Miller said that the team would pay for an extra lifeguard and personnel manager to ensure pool safety during that time period. A motion was made to approve such use, and the motion passed unanimously with Ruppert, Chabot, Miller, Vaught, Spelman, Bechtol, Jennison, and Virga in favor.

##### RECREATION AND ENTERTAINMENT

17. Recreation and Entertainment Committee Chair Chris Swan reported that the following movies are set for the summer entertainment series: Trolls (6/3) La La Land (7/15), Butch Cassidy and the Sundance Kid (8/5), and Fantastic Beasts and Where to Find Them (9/2). She also reported that musical acts, including The Bubbas (featuring Elizabeth and Phil Kominsky, 6/20) and Motor Driven (featuring Paul Stegnate, 8/27) were confirmed for the summer, as were pavilion presentations by Montgomery County Police Safety Officers and Silver Spring Postmaster, and WSSC/HomeServe.

##### WEBSITE REPORT

18. Webmaster Chris Jennison reported that he had not made any further progress with the website redesign, but that he still expected the new website to be up and running by the time the pool opens Memorial Day weekend.

##### PATH TO NEW MEMBERSHIP

19. New Member Recruitment Chair Megan Virga presented the board with an updated proposed brochure inviting houses with opt-in rights to exercise those rights for a one-summer trial membership as part of a path to full membership. The board offered comments on the invitation letter, and Virga said she would finalize a new version.

##### MAP PROJECT

20. Mapmaster Paul Spelman said he was still working on devising a comprehensive map of the SBP and BPRA community, but had not made significant progress. Board members offered their advice and encouragement, and Spelman said he would report back at the next meeting.

##### LONG TERM PLANNING COMMITTEE

21. With Long Term Planning Committee Chair Andy Wright not in attendance, there were no new updates on the committee, other than to report that the next meeting is scheduled for May 10, 2017.

##### GOVERNING DOCUMENTS COMMITTEE

22. Governing Documents Committee Chair Elliot Chabot reported that the committee would try to hold a meeting in June, and would announce a more definite schedule at the next BPRA meeting.

23. The board adjourned at 9:36.

24. The next meeting and property walk-through is scheduled for May 13 at the BPRA community pool.

##### (attachment)

##### BPRA Preliminary Landscape Maintenance Plan

May 2, 2017

The primary purpose of this plan is to address overgrowth of vegetation along the eastern border, perimeter fence line, and associated problems/impacts.

The landscape contractor will be contacted and reminded not to deposit debris along the fence perimeter, as will any other contractors doing related work.

**PHASE ONE** Desired or required before opening day

1. Tree work including 2 removals and about 6 trees that need pruning of dead wood located with the border planting of white pine. Additionally there is the declining oak by the steps to the pool deck; prune out dead wood for now and remove and replace in the fall?

2. Fence repairs throughout. What are current identified as shortcomings should be addressed prior to the opening of the pool.

3. For the 4 properties on the lower eastern side of the pool property remove brush growth, which is mostly deciduous, trees and shrubs, downed dead branches, and cut vines on the fence at the ground level. Establish a clear 8' corridor along the fence to facilitate future and ongoing maintenance of the fence.   This would open up the area for closer examination of any additional work to be accomplished.

**PHASE TWO** Work would be scheduled through the remaining season.

This would be a follow-on effort in this same section of the property to address repairs needed in the fence, additional pruning/brush removal, dead or damaged limbs overhanging neighbors yards, additionally identified issues, and plan for any future planting needs to establish evergreen screening.

Evergreen border has always been desirable to provide visual privacy to adjacent landowners and to also help insulated noise generated from pool events. At this time the original white pines are large in size and naturally elevating or losing lower branches, along with being prone to winter storms damage. The plantings on the grounds while simple provide a positive aesthetic experience not typically found in community-based pools in our area. Going forward a move toward a more mixed border planting is desirable not relying on a monoculture of white pine.

Next year we would plan to continue this program for the remaining north and westerly borders and include some amount of appropriate level of maintenance to assure that what has been cleaned up remains that way.