##### Bel Pre Recreational Association

**Board of Directors**

**Minutes of Meeting June 5, 2018**

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

1. The board convened at the Bethpage pool facility at 7:38 p.m. Board members present were President Elliot Chabot, Treasurer Larry Vaught, Billy Ruppert, Chris Jennison, Karen Purdy, and Megan Virga. Secretary Paul Spelman arrived at 7:46. Ted Bechtol and Vice President Greg Miller were absent. BPRA members Dave Pullen, Chris Swan, and Joe Moeller were in attendance.

2. Chabot called the meeting to order and called the roll and a quorum was present. Jennison took the minutes until Spelman arrived. A motion was made to approve the agenda. The motion passed unanimously with Chabot, Vaught, Purdy, Virga, Ruppert, and Jennison in favor.

##### GEORGETOWN AQUATICS STATUS REPORT

3. Georgetown Aquatics Owner Clark Baugher presented a status report on the pool facility and operations. In his view, to maintain the quality that the pool has traditionally had:

1. the baby pool motor needs to be replaced
2. both the baby and main pool need overall resurfacing of the plaster whitecoat (he said it has been over 8 years since the last resurfacing)

c) the main pool could use new waterline tile.

4. Baugher noted that some pools are satisfied with just using gunnite—which is underneath the whitecoat at the BPRA pool— but that whitecoat surface is smoother and more impervious to algae. He estimated that whitecoat resurfacing would likely cost between $35-40,000, adding new tile another $10,000, the racing lanes another $7,000, and the coping stones another $25,000. Baugher recommended that the board make decisions on these issues by December 2018 if it wants the work to be completed before the start of the 2019 season.

5. He said that baby pools usually have to be resurfaced every seven years, and main pools every seven-to-ten, and advised that this resurfacing should be done for both pools within the next two years. Baugher added, however, that from a structural standpoint, the pool is probably more solid and sound than most modern-build pools, which also usually don’t have deep-end dive-wells since modern developers don’t like deep holes, and worry about legal liability associated with diving boards. Baugher also reported that the current pool decks are in very good shape, and the filer and the main pool motor are fine.

6. Vaught asked Baugher to put his views and recommendations in writing. Moeller also presented Clark with a list of daily tasks for the lifeguards to perform.

7. The board also discussed recent events at the nearby Wheaton Woods pool, which had to close due to $100,000 in unanticipated expenses (clogged circulation pipes), and is struggling to reopen next year. Board members noted it was a cautionary tale of what can happen if you are not prepared for pool expenses.

##### STATEMENTS FROM ASSOCIATION MEMBERS

8. BPRA members were invited to speak on any items. There were no statements by association members.

##### APPROVAL OF MINUTES

9. A motion was made to approve the May 1, 2018 minutes. The motion passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

##### TREASURER’S REPORT

10. Vaught presented the Treasurer’s report:

1. He said that there was nothing unusual to report about the monthly finances and accounting.
2. He reported that the Association has approximately $150,000 in reserve/rainy day funds.
3. He reported that there are still about 50 households delinquent on their 2018 dues, and the five most serious offenders (multi-year delinquencies) would be referred to the board’s collection attorney in the following week.
4. He reported that the daughter of one of the delinquent homeowners, an elderly resident with medical issues, had paid her father’s delinquent account but was requesting that the board waive the additional late fees ($22.50 per year). Chabot noted that the board had legal authority to waive the late fees but was obligated by the 1998 court decision *Ramsay* v. *BPRA* CCOC decision to collect 6% interest on delinquent dues per year. A motion was made to waive the late fees for overdue dues, but not interest charges, for 14016 Burning Bush Lane due to unique circumstances, and the motion passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.
5. Vaught reported that he was still working with the association’s accountant DeLeon and Strang, to finish the FY2016 audit, which is currently in draft form. The FY2017 audit and taxes are still outstanding.
6. Vaught said he had been in discussion with accountant Cathy Pennington about taking over auditing duties in the future, and he recommended that the board move forward with hiring her. A motion was made to authorize Vaught to enter into discussions with Pennington about a contract with the BPRA for accounting services, and the motion passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.
7. Vaught said the Assistant Treasurer, Rita Vaught, was not quite ready to present proposals for assumption of her responsibilities, and hoped to present some options at the next board meeting.

##### PHYSICAL FACILITIES MAINTENANCE

11. Joe Moeller reported that he had submitted expense receipts for, among other things, a small pressure washer, paint (to cover up basketball court graffiti), and patching for a hole in the clubhouse roof. He added that he believes he can patch the hole in the girls’ bathroom well enough to last through the current season. After which, Moeller said, the board should discuss long term plans and whether to spend funds to rehab and maintain the current structure or invest in a new one He said BPRA member Jackie Moeller had strong thoughts on the issue and planned to come to a subsequent board meeting to discuss.

12. Moeller reported that the security system has been operating for the past 30 days and the recent problems appear fixed.

##### GROUNDS AND FENCE MAINTENANCE

13. With Bechtol not in attendance, there was no Grounds and Fence Maintenance report, but Chabot reported that it his understanding that the neighbors along the perimeter fence line are reasonably satisfied with the clearing work and tree pruning undertaken by the board.

##### TENNIS COURTS

14. Tennis Committee member Dave Pullen reported that a Request For Proposals for tennis court improvements/maintenance had been finalized and presented to the board, and asked the board to authorized the committee to issue the RFP to five tennis court contractors. The RFP would cover repairs for possibly hazardous conditions on the courts, as well repairs to small cracks and other conditions that are not immediately dangerous but are likely to worsen if not taken care of. Pullen said the committee recognizes that court repairs will likely be funded, and occur, over a number of years, and thus have prioritized the repairs that are most urgent.

15. Spelman asked if the RFP was in any way binding on the board, and was told it was not. A motion to approve issuance of the RFP was made and passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

##### RECREATION AND ENTERTAINMENT COMMITTEE REPORT

16. Recreation and Entertainment Committee Chair Chris Swan reported that the committee had secured a third musical event for the summer entertainment season. The performer was Tracey Eldridge, a children’s entertainer, and would perform Sunday, July 29, from 4-6 pm in the pavilion.

17. Swan said they are still working on finalizing the public affairs series, but said Montgomery County Police Detective Kye Pak had agreed to come, along with a code enforcement officer, tentatively scheduled for Tuesday, July 10. She said the postmaster is scheduled to visit on July 12, and they are still working on getting someone from the county Department of Environmental Protection to come and discuss storm water retention and other environmental issues.

18. Swan and Virga reported that 2018 Blocktoberfest was scheduled for the Saturday following Columbus Day in the fall, in the same location as last year at the end of Rippling Brook. The Fourth of July festivities were also finalized, with the usual Memorial Meet swim event, community parade ending at the pool, and a magician performing under the pavilion.

19. A motion was made to approve all the entertainment dates and facility use and the motion passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

##### PATH TO MEMBERSHIP

20. New Member Recruitment Coordinator Virga reported that she had recently mailed BPRA informational material to the 70 or so homeowners in opt-in homes in the southern section of the community, to see if any of them wanted to join or try the summer guest program.

21. Chabot reported that three families who participated in the summer guest program last season were in the process of permanently joining the association, and he was just working on finalizing the covenants with them. He said that one additional family said they wanted to join.

**GOVERNING DOCUMENTS**

22. Governing Documents Committee Chair Chabot said the Governing Documents committee had considered the problem of getting a quorum at the annual meeting, and discussed possibly changing the rules to allow homeowners to designate proxies. Chabot said there were two proposals that had been submitted to the committee, the first to change the rules to allow proxies solely for the purpose of establishing a quorum, but not for actual voting, and the second to change the rule to allow proxies for everything. Chabot said the committee’s preference was for allowing proxies for the purpose of establishing a quorum but not for voting since the board had previously favored having community members present to listen to speeches and participate in discussions.

23. A motion was made to forward the proposal—to allow proxies solely for the purpose of establishing a quorum at the annual meeting—to the general membership, and the motion passed unanimously with Chabot, Spelman, Virga, Ruppert, Vaught, Purdy, and Jennison in favor. The membership will now vote on the proposal at the next annual meeting (presuming there is a quorum).

24. Chabot reported that the committee had made extensive proposals for changes to the pool rules, but that he was not yet finished transcribing them yet, and hoped to do so shortly and then post them at the pool to facilitate discussion. The committee is scheduled to meet on June 18 to go over the Tennis Court rules.

**LONG TERM PLANNING**

25. Long Term Planning Committee Chair Purdy reported that progress was slow but the committee was working on determining how much money would be needed in the future for capital projects and facility maintenance. She noted that the board will definitely need a “war chest” of reserves in in order to be prepared for large unexpected expenses, particularly as the Bethpage facility is approaching 50 years in age. Purdy also suggested that one way to make a dues increase more palatable to members would be to implement the increase in two or three stages.

**MAPMASTER**

26. Mapmaster Spelman reported that the large 36”x48” print of the neighborhood map was finalized and now hanging at the pool for residents to see and marvel at. He said the next step was to get the electronic version on the BPRA website, and then he would begin working on layers that could isolate certain plats.

**WEBMASTER’S REPORT**

27. Jennison reported that the Strathmore Bel Pre Civic Association had expressed concerns that the BPRA had essentially “hijacked” their website, and had asked Jennison and Ruppert to come meet with them. He said they would, and hoped peace would prevail.

28. Jennison also reported that they have not officially switched over to a new hosting service, but are populating the new site with documents and material and hope to complete the switch soon.

**ADMINISTRATIVE ASSISTANT/PAVILION SCHEDULER REPORTS**

29. Chabot presented the board with the Administrative Assistant’s report from Brenda Henry and the latest Pavilion Scheduler report from Louisa Hoar, but the board did not discuss either reports.

30. The board adjourned at 9:50 pm.

31. The next regular meeting of the board is scheduled for 10, 2018 at 7:30 at the BPRA Bethpage pool facility. If a board meeting is needed before then, a date is reserved for June 19, at 7:30 at the facility.