

**Bel Pre Recreational Association
Board of Directors
Minutes of Meeting May 1, 2018**

CALLED INTO SESSION/ROLL/AGENDA

1. The board convened at the Bel Pre Elementary School at 7:38 p.m. Board members present were President Elliot Chabot, Vice President Greg Miller, Secretary Paul Spelman, Ted Bechtol, Billy Ruppert, Chris Jennison, and Megan Virga. Karen Purdy arrived at 7:46. Treasurer Larry Vaught arrived at 7:50. Assistant Treasurer Rita Vaught arrived at 7:44. BPRA member Dave Pullen and Tennis Committee Chair George Usher were in attendance.

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

STATEMENTS FROM ASSOCIATION MEMBERS

3. BPRA members were invited to speak on any items. Dave Pullen, a BPRA member since the 1980s, mentioned the difficulty he has observed obtaining a quorum for the annual meetings. He volunteered to take on as a project of changing the rules so as to allow proxies solely for purpose of establishing a quorum at the annual meeting. Chabot suggested that Pullen come up with a plan that they could discuss at the Governing Documents Committee meeting.

APPROVAL OF MINUTES

4. A motion was made to approve the March 6 and April 3 minutes with minor typographical corrections. The motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

GROUND AND FENCE MAINTENANCE

5. Bechtol said that the overall fence maintenance work was coming along well, and that Kollins Landscaping had done good job of picking up branches. He said Kollins also did their first mowing of the facility grass, and would return to do mulching.

6. Bechtol reported that he had met with three contractors about tree pruning along the fence line and had conferred with several residents who live on the other side. Of the contractors, Bechtol said one bowed out over concerns about poison ivy, but the other contractors felt that the fence line trees could be lightened up without being taken down altogether, and he was leaning toward that option. According to Bechtol, the contractors said the trees are actually in fairly good health. Bechtol said he would report back to the board as soon as he received formal bids.

7. Bechtol reported that fertilizer had been put down on some of the grass, and that the basketball court backboards had been remounted and graffiti removed.

TREASURER'S REPORT

8. Vaught presented the board with the Treasurer's report, but said that he could not provide the latest financials because he had just received the bank statement, but would be emailed to the board. He said not much was new in terms of expenses, and that the association's cash position

was pretty good, although that might change since the annual charges for pool operations were soon to come due from Georgetown Aquatics.

9. With respect to delinquent accounts and collections, Assistant Treasurer Rita Vaught reported that there are still 14 residences that owe dues for three or more years, typically totaling over \$1000. She said two of the delinquent homes are in foreclosure, and the remaining twelve had been sent a certified letter and would be turned over to the BPRA's outside counsel for collections in the next week. Vaught reported that another 28 residences are overdue with their payments for this year.

10. At Rita Vaught's suggestion, the board moved to amend the BPRA collections policy so as to only require formal postal certification for the third and final letter before turning the delinquent homeowner over to outside counsel for collections. Vaught said that certification was labor intensive and time consuming, and was only really necessary for the last letter. The motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

11. With respect to the Assistant Treasurer bookkeeping transition, Rita Vaught said that she had contacted five property management companies and is putting together a spreadsheet to compare them. She said the bids ranged from approximately \$500 a month to \$2300 a month and covered financial accounting and web services where homeowners could pay via portal. Vaught said she hoped to have a package with recommendations by the June meeting.

12. Auditor – The Treasurer said he had contacted a CPA recommended by Bechtol about possibly replacing DeLong and Strang as the association's auditor in the future, and was optimistic.

TENNIS COURTS

13. Tennis Committee Chair George Usher explained that there isn't enough money in the budget to take care of all the tennis court needs at present. So in response, the committee was putting together a priority list which recommended first fixing issues that could create immediate liabilities (such as spots where the courts were peeling or caving in), then moving onto projects that would stem further deterioration, while putting off more complete overhauls.

14. Usher said he had been put in touch with one contractor who had submitted a proposal of \$9000 for tennis court repairs (including \$2100 to rebuild the backboard), and hoped to get proposals from three other contractors within the next few weeks.

15. There was some discussion as to whether it would be preferable to replace the backboard or simply take it down. Usher said the majority of the tennis committee preferred to keep it but it was not unanimous. A final decision was put off until the cost proposals were received.

16. Pullen, who has experience with tennis associations, advised that to completely redo the courts would likely cost \$30,000 per court.

17. Purdy inquired into the possibility of setting up lessons for neighborhood kids, and Usher said he had spoken with Jeff O'Neil, a local pro who once lived in the community (and whose daughter and grandchildren currently do) and was worth getting more information.

RECREATION AND ENTERTAINMENT COMMITTEE REPORT

18. Virga reported that the Spring Thing event had been a success, and there had not been an inordinate amount of leftover waste. Virga said they might make a few tweaks for next year, but otherwise were happy with the way it had gone.

19. Chabot reported that the movie night schedule for the summer was set for the first Saturday of each month, and that musical performances by the Kominskis and Paul Stagneto were also fixed and on the summer entertainment schedule. He said that Nancy Bechtol (President of the Civic Association) was in the process of organizing community forums with county police and fire departments and one of the utility companies, which would take place at the pool during the summer and be open to all neighborhood residents.

SWIM TEAM

20. Swim Team President Miller reported that the Dolphin swim team schedule was set and on the team's new website. He also said that the Dolphin 5k fundraising run was on schedule for Monday, May 28th, with the licensing and insurance in place thanks to BPRAs member Mike Bearman. A motion was made to approve the Swim Team schedule for facilities use and to move the BPRAs board's "if needed" meeting scheduled for July 25 to July 26. The motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

21. Miller further reported that he had received word from Georgetown Aquatics that his son, Emerson Miller, had been offered the job as pool manager for the summer and would likely accept. Miller said there might be some sort of shared managerial position involving two or three co-managers.

22. In other swim team news, Miller reported that for the first time in recent memory, the Divisional races would not be hosted at the BPRAs pool, after losing out to another pool at a recent league meeting.

PATH TO MEMBERSHIP

23. New Member Recruitment Coordinator Virga reported that she had finished preparing BPRAs promotional material to send to new homeowners in opt-in homes in the southern section of the community, and hoped to send out the letters later in the week. The material would advise the new homeowners of their right to try out the pool as a guest and join the BPRAs.

24. Chabot reported that the three opt-in homes that had agreed to join the association had taken care of most of the requirements and he hoped to walk them through the remaining steps and get the covenants filed with the county shortly.

25. Chabot also reported that he had been approached by a fourth opt-in home about possibly becoming a permanent member.

POOL RULES

26. Chabot noted that the current pool rules do not state whether 3-year old non-members are required to pay guest fees, but that according to Pool Pass Coordinator Louisa Hoar, there had been a longstanding practice of not requiring fees for children under 3 years old. Chabot proposed adopting an age-waiver as a formal policy, suggesting that it might be a nice gesture toward older members of the community who might want to bring young grandchildren to the pool without having to pay fees. A motion was made to waive guest fees for anyone younger than four, and the motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

GOVERNING DOCUMENTS

27. Governing Documents Committee Chair Chabot noted that he had disseminated a marked up copy of the governing documents for review and a meeting was scheduled for May 15 at 7:30 to discuss the proposed changes.

LONG TERM PLANNING

28. Long Term Planning Committee Chair Purdy reported that after researching historical dues since 1995, she had discovered that had they kept pace with inflation, the current annual dues would be \$289 (instead of \$225) and the BPRA would have received an additional \$500,000 in income. She suggested that in the future, the board should seek to account for inflation when dues changes came up for consideration.

29. Purdy also noted that after reviewing information about numerous other pools in the area, every one of which was more expensive than the BPRA pool, it was clear that the BPRA annual fee was well below market.

30. Purdy said it was inevitable that a day would come when major pool repairs would be necessary, and the board and community would be wise to prepare for that day and have more funds in reserve. She cited as a cautionary tale the nearby Wheaton Woods pool, which had to shut down recently after it was hit with a large repair bill it couldn't pay.

31. Other board members agreed that they should start spreading the word that a modest dues increase was long overdue and in the community's interest.

PHYSICAL FACILITIES MAINTENANCE

32. Miller reported that the snack bar was being cleaned. Bechtol reported that there is a peeling paint problem on the ceilings in the pool bathrooms, possibly related to a roof leak. Bechtol also noted that the fire lane signs in the parking lot are faded and said he would look into getting new ones.

MAPMASTER'S REPORT

33. Mapmaster Spelman presented a laminated poster of the BPRA neighborhood map to universal acclaim. Spelman said he planned to hang the map at the pool property, and that the next step was to begin working on section overlays for the digital version. There was much rejoicing.

WEBMASTER'S REPORT

34. Ruppert and Jennison reported that the community website was still experiencing an intermittent 404-error issue, but that they were looking at moving the system to a different web host. According to Jennison, a new host, Square Space, was much more robust and had unlimited storage, and should resolve the problems they had experienced with document storage overburdening the site. The new host would also allow them to lock down sections behind password walls, and thus solve some of the financial bidding issues whereby board budgets and finances were exposed to potential contractors bidding on board RFPs. Jennison said the new hosting system would cost between \$14-18 a month.

35. A motion was made to approve the move to a new hosting system, and the motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

ADMINISTRATIVE ASSISTANT REPORT

36. Board members reviewed the administrative assistant's report from Brenda Henry and were pleased to learn that by negotiating with Waste Management of Maryland, Henry had been able to reduce the association's monthly fees during heavy-use months by approximately \$100-150 a month. A motion was made to approve the new contract, and the motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

PROPERTY WALK THROUGH

37. The board noted that a property walk through is set for Saturday, May 12 at 10 am.

OTHER BUSINESS

38. Miller inquired whether the board wanted to go ahead with pressure washing the area around the pool, as had been done the previous two years. Miller said the cost would be approximately \$1100, and he deemed it worth the expense. A motion was made to approve pressure washing the pool deck, sidewalk by the bathrooms, and pavilion and the motion passed unanimously with Chabot, Miller, Spelman, Bechtol, Virga, Ruppert, Vaught, Purdy, and Jennison in favor.

39. The board adjourned at 9:55 pm.

40. The next meeting of the board will be immediately before the property walk through on May 12 at 10 am at the BPRB Bethpage pool facility.