

Minutes of the Bel Pre Recreational Association
Board of Directors Meeting 2013-12-05

The meeting convened at 7:35 at the cafeteria of Strathmore Elementary School. The meeting was convened by outgoing president Dan Keating. Present were board members Karen Potocki, Bob Bowser, Elliot Chabot, Kim Watters, Adam Shepard and Paulette Ladas. Anthony Wormack arrived later. Missing was Kye Pak. Also present was Administrative Assistant Brenda Henry.

The members present unanimously approved the minutes of the meeting of 24 October 2013.

The board also unanimously approved a proposal for Ponte Mellor Architects Ltd. to do an engineering study and budget planning document for the BPRC recreational property for \$5,000, plus up to \$500 in expenses. The board said the approval was contingent on the preliminary report being done by May 1 and the final report by June 1.

The board held an election of officers. Chabot was unanimously elected President. Watters was unanimously elected Vice President. Potocki was unanimously elected Treasurer. Keating was unanimously elected Secretary. Keating prepared the minutes.

Wormack arrived after the election of officers.

The board discussed the need to repair the wall of the pump room under part of the pool deck. Keating said the Clark Baugher of Georgetown Aquatics wrote that he manages other pools that have walls in worse condition and walls that have been repaired with internal supports rather than replaced with major construction projects. The board voted unanimously to defer action on the wall until after the Ponte engineering report is obtained to judge needs and priorities for repair and upkeep of the property.

Ladas said Magnolia Plumbing is doing the repairs in the snack bar to meet WSSC and county requirements. The board also discussed the need to get a security system and repair the parking lot lights.

Chabot said he wants to create five committees to be responsible for dealing with issues and bringing organized proposals to the board for solutions. He said the committees would be Pool and Physical Plant, Entertainment and Recreation, Neighborhood Dispute Resolution, Finance and Insurance, and Governing Documents. He said the proposal for creating committees could be acted on at the January meeting.

The board named liaisons to several entities: Keating for the insurance company; Ladas for the landscaper and pool manager and Community Paperwork; Brenda Henry for the trash collector; Pak for the swim team; John Adamo for tennis courts; Potocki for security and, as treasurer, to the CPA; Chabot for the attorney; Watters for the parking lot lighting; and Shepard as webmaster.

The board discussed replacing the service of Community Paperwork, which is going out of business, by putting a list online that identifies each section of the association by street address, then putting copies of the BPRC documents for each section online.

The online repository also needs a current budget and a list of which properties have paid dues for the year.

In the update of pending litigation, Keating said an appeals court hearing is scheduled for Monday morning, Dec. 9 in Annapolis first thing in the morning in the case brought against the board by Richard and Brenda Henry concerning their neighbor's fence. Because of the likelihood of bad weather, the board's attorney, Thomas Schild, will stay in a hotel in Annapolis overnight.

The board discussed options for dealing with the fence at the property at 3200 Bustleton Lane. The board voted in August to send a letter to the owners, Pierre and Tanie Guirand, ordering removal of the fence unless an agreement was reached through mediation. The fence has not been removed. Ladas said the Guirands have upgraded the property and agreed to plant landscaping to screen the fence. Watters said Pierre Guirand told her he felt disrespected by the board and had put in small plants to show dissatisfaction. Chabot said the end goal is to reach an agreement. Bowser said he does not think any discussion is going to smooth over the problem. Shepard asked if the board will be satisfied by landscaping or wants the fence removed. Ladas offered to bring a proposal back to the board in January.

Henry suggested having the board appoint former board member and CPA Gladston James to change the board's Internal Revenue Service tax-exempt status. Keating said that when James was the board's treasurer, he unilaterally with no warning or consultation with fellow board members, called the IRS and told the agency that he believed the board was in violation of its tax-exempt status. Keating said the board has been audited twice by the IRS since obtaining its current tax-exempt status in the 1970s, and the IRS has approved the status. Chabot said the question of addressing the tax-exempt status would be an issue for the Treasurer to handle.

The board voted unanimously to hold the January meeting on the fourth Thursday of January (Jan. 23) at 7:30 pm at Ladas' office off Connecticut Avenue. Henry said the Strathmore room was reserved for January through April at a cost of \$40 per meeting.

Chabot opened the meeting for public comments. Gordon Klang said that the board voted to enforce the rules on the Bustleton fence and should not back off. Richard Henry said he agreed with Klang.

The meeting was adjourned at 9:42.