

Minutes of the Bel Pre Recreational Association
Board of Directors Meeting
18 May 2013

The meeting was convened at 11:05 am at the BPRC community property for the annual walk-through before the opening of the property. Present were President Dan Keating, Vice President Karen Potocki and members Anthony Wormack, Bob Bowser, Kim Watters, Lou Ann Rector and Dan Entwisle. Absent were Treasurer Ed Frantz and Secretary Paulette Ladas. Administrative Assistant Brenda Henry was also present.

The board members toured the property. Entwisle, who has worked with Potomac Fence for repairs required by the county inspection, said that the 66-foot portion of the fence near the entrance, parallel to Bethpage Lane from the entrance gate to the first neighbor's house, would be replaced with newer fencing that has a rail along the top and bottom and barbed wire. The old, rusted and partially broken fence has no bar at the bottom and no barbed wire. The county inspection had found that it did not provide an adequate barrier around the pool. The old fence showed signs of having been torn down by people going over it. The board had approved the \$1,999 contract via email after the county inspection. The vote via email had been 6-0. Voting in favor were Frantz, Keating, Entwisle, Ladas, Bowser and Potocki. Potomac Fence will also lower the gate by the snack bar slightly because the county said the gap under the fence on the gate exceeded the allowable amount of four inches. The board also reviewed the fence further up the hill past the snack bar where a fire had occurred a month ago. That portion of fence had been under heavy foliage and vines so no barbed wire was there. The area was considered impassable. But the fire cleared out the brush and exposed the inadequate fence. Entwisle said he would ask Potomac Fence for an estimate to repair that fence and add barbed wire, as well as repairing the barbed wire closer down by the snack bar.

The board reviewed the pump room. The board had received a report via email from Bowser concerning repair of the failing wall in the pump room, which is under the pool deck. Bowser had forwarded a report from engineer Ali Shakeri, who had met with Bowser and Keating at the pump room the previous weekend. Shakeri recommended replacing the wall and the concrete slab above the pump room. The board agreed to ask Shakeri to write specifications for the job that can be used to put the project out to bid and to help the board review the bids. The board also agreed to ask Shakeri for a price to do a full maintenance review of the property similar to the report done by Ponte and Associates in 2002. Keating and Bowser said they would write Shakeri and ask for prices for those two jobs.

The board reviewed the new painting done in the men's and women's bathrooms and shower areas. The new painting was required by the county inspection. The painting was overseen by Ladas. The painting job was approved for \$4,500 by the board via email after the April meeting. Voting in favor were Keating, Ladas, Rector, Frantz and Watters. No one opposed. The painting included the black gates in the entrance area.

The board reviewed the basketball court, which is in very poor condition. The surface is uneven and slowed and cracked. One backboard and rim are in place. The other backboard has no rim. Keating explained the history of removing the rims more than a decade ago after complaints by neighbors of non-members playing at the court and causing problems. Keating said the board had gradually reinstated the court over the past three years, first with a temporary backboard and rim donated by a member, and then with a single permanent rim. Keating said he would like to follow up on past board discussions by getting the surface made playable. Keating said he had obtained one bid for the job at \$22,000, and that a second contractor was scheduled to review the property for preparing a bid. Wormack said the court may also need a retaining fence to keep the ball from going off the property. He said it may also need new backboards. No action was taken.

The board unanimously approved the minutes of the meeting of 22 April 2013. Henry said 40 households have not paid the 2013 assessments, and a set of postcards would be sent to them. She said letters threatening liens were never sent to the households that did not pay 2012 assessments because the board never got sufficient language to comply with the new consumer protection law concerning debt collections and liens.

Because Bel Pre Elementary School is being rebuilt, the board will not be able to meet there for the next year or so. Henry said that Strathmore Elementary School is not available on Monday nights, but the board could meet there on Thursday nights. The board voted unanimously to move its monthly meeting to the fourth Thursday of each month at Strathmore Elementary School. The Annual Meeting will also be at Strathmore on the third Thursday of November.

Pool employees Matt Wesley and Costa Mihailidis discussed the pool property with the board. Keating told them that pool operator Clark Baugher has authority to purchase replacements of small items such as hoses and to bill the board. The board hired Mhailidis for \$300 to power wash the concrete under the Pavilion and in the entrance area between the Pavilion and the men's bathroom.

On the security system, Rector said the Spillane Security is preparing a bid for a security system.

The meeting was adjourned at 12:39.