

Minutes of the Bel Pre Recreational Association Inc.
Meeting of 27 February 2014

The meeting convened at 7:33 pm at RE/MAX Town Center at 13415 Connecticut Ave. Present were President Elliot Chabot, Vice President Kim Watters, Secretary Dan Keating and members Bob Bowser, Paulette Ladas and Kye Pak. Adam Shepard and Anthony Wormack arrived later. Treasurer Karen Potocki had resigned in writing to Chabot prior to the meeting. Keating took the minutes.

The board unanimously approved the proposed agenda for the meeting with Chabot, Watters, Keating, Bowser, Ladas and Pak voting in favor.

Association members in attendance were allowed to speak for three minutes apiece. Member Jim Rausch said that the board is using Robert's Rules inappropriately and that it should not have a closed meeting to discuss litigation. Former Board Member Gordon Klang said that the RE/MAX office is too small, that the board is not pursuing correct strategy in litigation against Pierre and Tanie Guirand about the fence at 3200 Bustleton and use of the pool by day-care operators in the community.

The board unanimously approved the minutes of the meeting of 23 January 2014 with Chabot, Watters, Keating, Bowser, Ladas, Pak and Shepard voting in favor.

The board discussed replacement of Karen Potocki on the board. Chabot said the replacement would serve until the election at the next annual meeting in November. Chabot said that two candidates had come forth: former board member Lou Ann Rector and Greg Miller. Chabot said both candidates could address the board, but Rector was not in attendance. Miller said that he has been in the neighborhood for 14 years and has been president of the swim team since 2010. His family has run the snack bar at the pool property for the last four summers. The board voted for either Rector or Miller. Miller won 6-1 with Chabot, Shepard, Kye, Ladas, Bowser and Keating for Miller and Watters for Rector. Chabot said he hoped that Rector would be able to serve on a committee for the board.

Chabot said the Bowser was the only candidate who came forward to take the open position of treasurer. The board unanimously approved Bowser as treasurer with Chabot, Watters, Keating, Bowser, Ladas, Pak, Shepard and Miller voting in favor.

The board discussed the use of the pool by association members who run day-care operations. DeeDee O'Grady and Beth Lewis run Cosmic Kids. Angie and Steve Chan run Five Star Kids Camp. Prior to the meeting Chabot distributed minutes of the board meetings from 2006 to 2013 concerning the day cares. Angie Chan said Five Star is run as a non-profit by Layhill Community Church to mentor children from grades 1 through 7. She said she has been a member of BPRA for 18 years. For the last five years, Five Star has used the pool on Fridays from 1 pm to 3 pm. The pool is not heavily used on Friday afternoons because swim team members are told not to swim on Friday afternoons before Saturday-morning meets. The group pays guest fees for non-member children and has a camper-to-staff

ratio of 3-to-1 or 4-to-1 compared to state rules of 10-to-1. O'Grady said she was born in the neighborhood 44 years ago. She and her sister have been running Cosmic Kids for 14 years. For two days a week, the children visit the pool for two hours at a time when the pool is not busy. Guest fees are paid for non-member children. O'Grady said they have a five-to-1 ration of children to staff. She said about half of the children are members of the association and several staffers are. Watters thanked the day-care operators for coming to the board and said she was glad to support local business and day-care services for local kids. The board unanimously approved use of the pool by the day-care operators with Chabot, Watters, Keating, Bowser, Ladas, Pak and Miller voting in favor. Shepard abstained.

The board discussed getting a landscaper. The prior landscaper, Sheridan Gardens, had gone out of business. Ladas had obtained proposals from landscapers. The board voted unanimously to approve a contract with Kollins Landscaping (301-774-1804) at a cost of \$9,300 for 25 cuts plus spring cleanup, leaf removal and weeding. The spring cleanup includes putting new woodchips around the pirate ship and playset. Voting in favor were Chabot, Watters, Keating, Ladas, Bowser, Pak, Shepard and Miller.

Ladas also got an estimate to have the metal fence around the baby pool painted for \$1,650 including sanding the fence and other prep from Professional Painting (301-300-4820). The contract was approved unanimously with Chabot, Watters, Keating, Ladas, Pak, Bowser, Shepard and Miller voting in favor.

Keating said that pool operator Clark Baugher of Georgetown Aquatics had provided prices for some necessary repairs at the pool. Baugher said the baby pool motor would be \$425 and repairing the broken skimmer at the main pool would be \$1,550 including concrete repairs. Baugher will also make sure the AED that the pool has had for years meets new state rules requiring AEDs. The board voted unanimously 8-0 with Chabot, Watters, Keating, Ladas, Bowser, Pak, Shepard and Miller in favor.

Watters said she is exploring repairs for the parking lights. Shepard said he had added additional minutes to the website. The board voted 8-1 to hold the March 27, 2014 meeting at 7:30 pm at the RE/MAX office with Chabot, Watters, Bowser, Keating, Ladas, Pak, Wormack and Miller in favor. Shepard voted against. The board discussed possibly holding meetings at the Montgomery County Police Wheaton Substation on Randolph Road.

Under Section 111(4)(iv) of the Maryland Homeowners Association Act, the board may hold a closed session to discuss pending or potential litigation or other legal matters. The board discussed the need for preserving attorney-client privilege by not discussing attorney advice or sharing attorney emails or emails that discuss attorney advice. The board voted 8-0 to immediately go into closed session to deal with pending litigation, with Chabot, Watters, Bowser, Keating, Pak, Miller, Wormack and Shepard in favor. Ladas, who had stepped out of the room temporarily, was absent. The closed meeting was held from 9:40 pm to 10:10 pm, at RE/MAX Town Center at 13415 Connecticut Avenue. Following the closed session the board reconvened the open meeting and adjourned at 10:10 pm.