

**Minutes of the Bel Pre Recreational Association, Inc.**  
**Board of Trustees Meeting**  
**April 18, 2015**

**Call to Order:** The meeting was convened at 10:04 a.m. at the Bel Pre Pool pavilion, 13920 Bethpage Lane. Present were President Elliot Chabot, Vice President Kim Watters, Treasurer Larry Vaught, and Board members Paulette Ladas, Billy Ruppert, and Lou Ann Rector. Also present was former BPRA Secretary Chris Swan. (Pool snack bar co-operator Laura Miller attended the meeting later). Secretary Dan Keating and Board members Greg Miller and Kye Pak were not present. In the absence of the Secretary, Chris Swan agreed to take notes on the meeting.

**Pool chairs:** Billy Ruppert reported that the shipping charges for the 24 Brentwood-model resin chairs that were approved at the March 25 meeting are higher than originally estimated. The consensus was to go ahead anyway. No formal Board action was necessary because the March 25 Board decision was to purchase the chairs at \$22.74 each “plus shipping”.

**Agenda:** The Board unanimously approved the agenda proposed by the President 6-0 with Chabot, Waters, Vaught, Ladas, Ruppert and Rector voting in favor.

**Statements by Association Members:** No Association members present offered any statements.

**Pool deck and pump room repairs:** The Vice President summarized the meetings and communications that she and Jay Skaggs (BPRA’s pump room repairs project manager) have had with engineer Al Shakeri (author of the May 5, 2013 study of the pump room), East Coast Building Services, Inc., Choice Restoration, and others since the Board’s March 11, 2015 meeting. Neither East Coast nor Choice were able to meet our timetable of completing the pump room work before the opening of the pool for the 2015 season.

Al Shakeri has suggested that the Board commission him to prepare a new review of the pump room with more comprehensive solutions that could be submitted to the County for a determination of whether the solutions would be County Code-compliant. If the solutions were compliant, the document could then be used as specification for construction to begin after the pool season ends in September 2015. The Vice President asked that the Board defer action on the Shakeri proposal until the April 29 meeting.

The Vice President moved that the Board approve the East Coast Building Services, Inc., proposal of April 2, 2015, with the addition that (1) East Coast would be responsible for removal of construction debris and the Association would cover the cost of the construction debris removal, and (2) the work contained in the April 2 proposal would be completed before the pool opens. (The pool will open May 23, 2015). The motion was seconded, discussed, and approved unanimously 6-0 with Chabot, Waters, Vaught, Ladas, Ruppert and Rector voting in favor.

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The Vice President moved that if East Coast declines the two modifications that she be authorized to consult with Georgetown Aquatics (our pool management company) and Paulette Ladas and then make arrangements to implement item 2 of the April 2 proposal with completion of that item before the pool opens. Item 2 provides that

In a 3' x 3' area in front of the Men's Room door, grind the concrete pad down to allow free movement of the door.

The motion was seconded, discussed, and approved unanimously 6-0 with Chabot, Waters, Vaught, Ladas, Ruppert and Rector voting in favor.

**Other time sensitive business - Food Service License:** The Treasurer reported that the food service license renewal application for the snack bar is due shortly. The policy originally adopted by the Board on May 24, 2010, is the the snack bar operators are responsible for all permits, but that the Association pays the costs associated with the permits.

**Property inspection:** There being no other time-sensitive business, the Board began its walk-through of the property at 10:35 a.m. Highlights of the walk-through included:

- men's bath -
  - door is very difficult to open.
  - crack in the floor.
- snack bar -
  - sealing of the floor drain (which the County required last year as part of their efforts to make sure that grease does not get into the regular drainage system) results of water that would have gone down the drain pooling on the floor. This will need to be cleaned up before the snack bar opens and will need to be monitored by the snack bar operators.
  - hood over the grill will be cleaned before the season starts
  - overhead fans need cleaning
  - recently donated freezer will be used for closed storage
- office/first aid station -
  - The internet connection with the security system does not appear to be working and the system is repeatedly polling the connection.
- pump room -
  - reviewed the elements that need to be replaced and repaired
- fence -
  - Potomac Fence has still not finished replacing all of the barbed with straight wire.
  - some trash and cut tree, bush, and shrub debris found in the cleared area by the fence. Some clean-up done on the spot during the walk-through. Lou Anne Rector suggested the Our House: Residential Job Training Center for Youth program as a source for help.
  - Billy Ruppert suggested new plantings to replace the privacy that was lost to neighboring homeowners when the plants adjacent to the fence were removed.

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- volley ball court -
  - the area appears to be re-infested with ground bees and the infestation appears to have spread throughout the hill
- pavilion -
  - all the fans and lights are working. The middle fan does not have a light built into it.
- women's bath -
  - needs new lock on outside door
  - one of the shower curtains needs to be replaced
  - hooks for towels needed
  - signage should be placed on outside door

**Adjournment.** There being no more business to transact, the meeting adjourned at 11:48 a.m. The next meeting of the Board of Trustees is scheduled for Wednesday, April 29, at 7:30 p.m., at the Wheaton District Police Station, 2300 Randolph Road.