

Bel Pre Recreational Association
Minutes of Board of Directors Meeting 15 July 2015

The meeting was convened at 7:45 p.m. at the Bel Pre Recreational Association property at 13920 Bethpage Lane, Silver Spring, Maryland. Present were President Elliot Chabot, Secretary Dan Keating and members Lou Ann Rector, Billy Ruppert, Greg Miller and Kye Pak. Vice President Kim Watters arrived shortly later. Missing were Treasurer Larry Vaught and member Paulette Ladas. Keating took the minutes.

The roll was called. The agenda was unanimously approved 6-0 with Chabot, Keating, Rector, Ruppert, Miller and Pak in favor.

Discussing pool safety and health, Miller said that there had been two rescues in the pool this year, but neither involved any injury. He said that some parents are not watching their children at the pool, or even staying at the property when the children are at the pool. He said there was also concern about ear infections, which some people attribute to insufficient chlorine in the pool. Miller requested that the board approve an additional chlorine tank that will be purchased by the swim team, filled by the swim team, and used by the swim team to be sure the pool has adequate chemicals during swim practice and meets. The board approved the proposal unanimously. The 7-0 vote had yes from Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters. The board also discussed what happens if people do not follow the orders of a lifeguard concerning pool rules. A member can be ordered to leave the property, and that order can be enforced by police.

The board unanimously approved the minutes of the meetings of March 11, April 29, May 27 and June 24. The vote was 7-0 with yes from Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters.

With Larry Vaught absent, his wife, Rita Vaught, provided information for the Treasurer's Report. She said 17 homes have not paid the assessment for 2015 and eight homes have not paid for 2015 or 2014. She said two have said they are paying.

Chabot reported that nominations for association members interested in running for the board are due by Aug. 20. Otherwise, a member has to submit a petition to get on the ballot. Expiring terms this year are Keating, Watters and Ladas.

Rather than pay for envelope-stuffing for the candidate mailing, the board will seek students who will volunteer to earn student service learning credit. The board voted 7-0 to pursue the SSL approach with Rita Vaught supervising the envelope stuffing. Voting yes were Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters.

The notice to the membership that was sent out last year concerning the FY16 budget (covering March 1, 2015 to February 29, 2016), stated that the Board expected to take final action on the budget at its December 2015 meeting. The board adopted the FY16 budget at its February 2016 meeting, but a revised notice was not provided to the membership. Section 112.2(d)(2) of the Maryland Homeowners Association Act requires that notice of the meeting where the budget will be considered must be provided to the general membership. Notice that the board expects to consider and adopt the FY16

budget at its July 15, 2015 meeting has been published on homepage of the BPRa website in accordance with § 112.2(d)(2). The board voted unanimously 7-0 to approve the budget with Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters in favor.

State law caps the late fee that can be charged on assessments at one-tenth of the fee (\$22.50 for our annual fee of \$225) or \$15, whichever is greater. The BPRa has been charging \$50 for many years. The board will cut the fee to \$22.50 and refund overpayments from this year. Members who provide proof that they overpaid late fees in prior years will also receive a refund for those overpayments. The board unanimously approved the changes 7-0 with Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters in favor.

The board voted to approve the schedule for 2015 elections and approval of the FY17 budget. The unanimous 7-0 vote had Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters in favor.

Watters presented plans for a Request for Proposals to get the pump room fixed. The RFP uses a firm fixed price with breakouts of portions so the board can review different options. The hope is to get bidders this fall. The board approved the plan for the RFP unanimously 7-0 with Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters in favor.

Pak said that a convicted drug dealer who lives in the association had been driving an ice cream truck and selling ice cream in the parking lot of the pool property. The board voted unanimously 7-0 to ban all food trucks and ice cream trucks or other solicitations from the parking lot or other pool grounds without specific board approval. Voting in favor were Chabot, Keating, Rector, Ruppert, Miller, Pak and Watters.

The tennis courts are getting some mold growing on them. Miller said he might be able to power wash the courts.

Former board member Christine Swan gave the report for the Recreation and Entertainment Committee. She said there will be a movie (Guardians of the Galaxy) on July 25 and a concert in August with a steel pan band (Pan Lara). There will be another movie (X-Men: Days of Future Past) on Labor Day weekend.

Miller reported that the Snack Bar will be closed from July 28 to Aug. 7. He said the swim team will host the divisional championships on July 25.

In an update on pending litigation, Chabot said that the Maryland Court of Appeals, the state's highest court, had refused the petition from Richard and Brenda Henry to review the lower court rulings that the Board acted within its authority when it decided to not take action against the "growing fence" on the property of the Henrys' neighbor. The Henrys have filed a request for the court to reconsider.

On the case concerning the fencing and landscaping at 3200 Bustleton, the owners have submitted a landscaping plan that has been approved.

The next regular board meeting is scheduled for Wednesday, August 26. A meeting has also

tentatively been scheduled for Wednesday, August 12, if needed.

The meeting was adjourned at 9:55 p.m.