

Bel Pre Recreational Association  
Minutes of Board of Directors Meeting 26 August 2015

The meeting was convened at 7:40 p.m. at the Bel Pre Recreational Association property at 13920 Bethpage Lane, Silver Spring, Maryland. Present were President Elliot Chabot, Treasurer Larry Vaught, Secretary Dan Keating and members Lou Ann Rector, Paulette Ladas, Greg Miller and Kye Pak. Member Billy Ruppert arrived shortly later. Missing was Vice President Kim Watters. Keating took the minutes.

The roll was called. The agenda was unanimously approved 7-0 with Chabot, Vaught, Keating, Rector, Miller, Ladas and Pak in favor.

Association members in attendance were invited to speak for 15 minutes (up to 5 minutes each). Member Joe Moeller discussed some repairs around the pool property that he could help perform. The board voted unanimously 8-0 to approve installation of a safe to hold guest fees if a safe can be obtained for free, and to spend up to \$100 in material costs to put posts by the gates at the parking entrance so the gates can be held open. Voting in favor were Chabot, Vaught, Keating, Ladas, Rector, Miller, Pak and Ruppert.

The minutes of the meeting of July 25, 2015 were approved unanimously 8-0 with Chabot, Vaught, Keating, Rector, Ladas, Miller, Pak and Ruppert voting in favor.

Miller, Chabot and Ruppert volunteered to join the Finance Committee chaired by Vaught.

The board discussed repair of the hot water heater. It had caught on fire earlier in the summer and been repaired. It caught on fire again Aug. 11 and the fire was so bad that it was deemed too dangerous to try to continue to use it. The gas was shut off. Insulation within the chimney was rotting and falling into the heater so it could not vent and could not be repaired. Miller said he investigated the problem on Aug. 12. He talked with plumber Tim Whistler and got an estimate of \$9,200 to replace the hot water heater immediately. Miller said he got another estimate from Thompson Plumbing for \$9,400. He said pool operator Clark Baugher of Georgetown Aquatics got a third estimate of \$10,400. Meanwhile, the county inspected the property and said the pool would have to be closed if the water heater was not replaced within 24 hours. The county was doing a routine inspection, Miller said. Miller said he was aware that there were some lower prices online, but the urgency for replacement required moving forward with available bidders. Reviewing the invoice from Whistler, Miller said he saw that the heater cost about \$5,000 and was marked up to a price of \$6,800, which was more than 25 percent, the typical plumbing markup. The rest of the price was installation. After consulting with the members of the board via email, Miller was authorized by the President - under BPR By-Laws Article XIV, § 5 and the Declaration of Covenants (recorded March 20, 1968) Article IV, § 2(b) - to have Whistler do the work. The pool was not closed for any of this. Miller said the price did not include county inspection of the work. He said Whistler told him it is often not done, but Miller said it should be done.

The board voted to pay Whistler \$3,200 right way and the balance of \$6,000 after he had arranged a successful county inspection of the unit. Whistler would be responsible for paying any inspection fees.

Vaught said he would talk to Whistler about the payments and the inspection and about obtaining proper paperwork to preserve the warranty. The unanimous 8-0 vote had Chabot, Vaught, Keating, Rector, Miller, Pak, Ladas and Ruppert voting in favor.

In the Treasurer's Report, Vaught said about 12 households have outstanding balances for 2015 and he is preparing to issue liens against the properties.

The compensation agreement with Brenda Henry as Administrative Assistant will expire at the end of September. The committee of Vaught, Chabot, Miller and Keating will try to meet shortly on crafting a proposal for people to bid for the job.

The board discussed the pump room repairs. Moeller said that he met with Watters and association member Dave Purdy to discuss repair options. He said that the evidence is that the pump room wall that is leaning has not moved since the pool deck was re-installed in 1996, so there is little indication that it presents an immediate threat of moving now. Moeller proposed a plan of getting bids immediately to remove and replace the three deck slabs at the northeast end of the pool that are sinking. Rock would be added to level the foundation, Three new four-inch slabs would be installed with caulking around them.

Along with that, the pump room would be re-evaluated by a structural engineer to see what repairs are needed, such as coating the exposed and rusting rebar. The next phase would involve reviewing a replacement pool filter system.

The board voted unanimously 8-0 to authorize Watters to seek bids to move forward on the first part of the first phase of the plan outlined by Moeller that includes removing and replacing the three concrete slabs. The board's intention is to be able to review the bids at the Sept. 30 meeting to select a vendor. Voting in favor were Chabot, Vaught, Keating, Rector, Ladas, Miller, Pak and Ruppert.

The next mailing that must go out to the membership in advance of the Annual Meeting in November must be sent mid-October. The deadline for any additional board candidate to submit petitions to be put on the ballot is Oct. 4, so the mailing can be prepared in advance of that date and then modified if necessary.

Chabot reminded the board that over the past two years the board has voted changes in what had been the longtime habit at the Annual Meeting of people voting upon arrival, often before the meeting had been convened. He said that last year the board limited the time before the meeting that people could vote and said at that time that for 2015 voting would not be allowed before the meeting begins. He said the board may want to discuss that policy or remind the community about it.

In the report from the Entertainment and Recreation Committee, former board member Chris Swan said that a steel drum band would be playing at the pool Saturday night from 7-9 pm. A movie will be shown on Labor Day Weekend, the final Saturday night of the season. She reminded people that a photo contest is being sponsored by the Strathmore Bel Pre Civic Association with cash prizes. The theme is "life in our community."

In the litigation update, Chabot said that he had received notice from the Maryland Attorney General's office that a complaint has been filed against the association, but he has not yet learned the nature of the complaint. He said he would notify the board members by email as soon as he learned more.

The meeting was adjourned at 9:45 pm.