

**Minutes of the
Bel Pre Recreational Association, Inc.
Board of Directors Meeting
Bel Pre Elementary School, Room 138
January 4th, 2016**

Elliot Chabot, President, called the meeting to order at approximately 7:40 PM. Board members present were Larry Vaught, Treasurer, Kye Pak, Billy Ruppert Ted Bechtol, Lou Ann Rector and Andy Wright. Absent were Greg Miller and Paul Spelman. Association members present: Joe Moeller, Chris Swan, and Rita Vaught.

The agenda was approved as presented.

Statements by Association members: No statements were presented.

Approval of the minutes of the Board of Directors meeting held on December 2, 2015: A motion was made, and the minutes were approved by all, as written.

Treasurer's report/Financial committee report. Larry Vaught presented the Profit & Loss and Balance Sheet financial reports through December 2015. Larry reported that there are about 15 delinquent owners at present.

Administration Assistant report: There was no report presented.

Repair/Replacement/maintenance of the deck, pump room: Joe Moeller, BPRA homeowner/committee member made a presentation on the status of the pool equipment and facilities, and gave a detailed hand out with photos to the board members. Joe reported that the skimmers should be protected off season, as these are PVC. He suggested covering them with brick pavers. The board unanimously voted to authorize Joe to purchase the pavers. In favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright.

Joe also reported that there needs to be a replacement cover for the child pool area equipment. Joe researched a source to purchase a covering for the equipment, similar to an outside basement door cover, but customized as there is no supporting wall at the pool. The board voted unanimously to authorize the expenditure of up to \$2,000 for the cover. In favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright. Joe will request a bid, and will pick it up from a vendor found in Pennsylvania if not exceeding \$2,000.

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There will be a walk through of the pool and common area physical plant, on April 16th.

Security Issues: Kye Pak mentioned that the system is not functioning properly. He will follow up with the vendor who installed the system. A motion was made to authorize Kye to request quotes for one or more cameras for the basketball court, and approved adding camera(s) for up to \$500. The motion was approved unanimously. In favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright.

Kye discussed a recent occurrence with fireworks set off at the basketball court in the late evening. At this time, the responsible parties are not known.

Budget FY17: The board reviewed and discussed the budget for Fiscal year ending in 2017. Larry reported that, based on the Treasurer's authority under [Article XIV, Section 8 of] the BPRA By-Laws, all expenditures for the Summer Entertainment Series will come from non-assessment revenues (which amount to about \$5,000 per year). Based on input on the budget received since the proposed budget was distributed last year, Larry moved that the amended FY17 budget be approved. In favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright.

Board meeting schedule: Elliot suggested the following dates for the future board meetings (based on having regular meeting on the first Tuesday of each month):

- Feb 2 - Tuesday (Bel Pre Elementary School conference room 138)
- Mar1- Tuesday (Bel Pre Elementary School conference room 138)
- April 5 - Tuesday
- April 16 - Saturday- 1st pre-season pool property walk-through, 10 a.m.
- May 3 – Tuesday
- May 7 – Saturday – 2nd pre-season pool property walk-through, 2 p.m.
- June 7 – Tuesday
- June 21 – Tuesday – if a 2nd meeting is needed in June
- July 5 – Tuesday
- July 19 – Tuesday – If a 2nd meeting is needed in July
- Aug 2 – Tuesday
- August 23 – Tuesday – if a 2nd meeting is needed in August
- Sept 6 – Tuesday
- Sept 17 – Saturday – post-season property walk-through, 10l a.m.
- Oct 4 – Tuesday

- Nov 17 – Thursday – General Membership meeting 7 p.m.
- Dec 6 – Tuesday

The motion was approved unanimously; in favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright. Ted asked that as we get closer to the July 5 and September 6 meetings, we take another look at their scheduling since they are the day after 3-day weekends.

Financial Audit: A motion was made to accept the draft audit with a few minor changes, by the Deleon & Stang, CPA. In favor were Chabot, Vaught, Bechtol, Pak, Rector, Rupert, and Wright.

Other business:

Larry discussed the board voting procedures, in regard to abstention. In essence, abstaining to vote is the same as voting no, because of By-Laws Article XIII, Section 5.

Ted gave a report on landscaping and lawn care of the pool property.

There being no further business, the meeting adjourned at 9:22 PM. The next board meeting is scheduled for Tuesday, February 2, at 7:30 PM, at Bel Pre Elementary School, conference room 138.

Respectfully submitted

Rita Vaught

Bel Pre Recreational Association
Comparative FY 2017 Budget

Line#		FY 2015		FY 2016			FY 2017	
		3/1/14 - 2/28/15		3/1/15 - 2/29/16			3/1/16 - 2/28/17	
1	REVENUES	Budget	Actual	Budget	Actual as of 12/31/15	Projected Year End	BUDGET	Budget Justification
2								
3	Assessments	159,925	156,425	159,525	160,074	160,500	159,075	Annual Dues \$225 Since 2005
4	Delinquent Fees	2,000	1,836	2,000	2,622	2,700	0	Estimated Delinquent Fees
5	Guest Fees	3,500	3,729	3,500	3,802	3,802	3,500	Pool Guest Usage
6	Interest	100	0	100	209	215	100	Money Market Interest
7	Miscellaneous		232		0	0	0	
8	TOTAL INCOME	165,525	162,222	165,125	166,708	167,217	162,675	
9								
10	EXPENSES							
11	Pool Service	60,600	61,700	66,500	64,150	66,000	68,000	Pool Operations Contract
12	Repairs & Maintenance							
13	Fees & supplies	6,000	4,043	6,000	1,075	667	5,000	Pool supplies/Additional Hours
14	Buildings/Pool	30,000	4,816	50,000	10,100	10,100	12,000	Building & Pool Maintenance
15	Grounds	10,000	17,427	13,000	6,525	6,300	7,000	Landscape & mowing
16	Parking Lot/Lights/Sec	5,000	14,006	6,500	7,615	7,700	1,500	Security Fees
17	Tennis/Basketball courts	500	19	500	0	0	4,000	Resurface basketball courts
18	Misc.						1,000	Unexpected Repairs
19	Utilities	17,000	17,770	17,000	18,131	18,400	17,000	Gas/Electric/Garbage/Phone
20	RE Taxes	1,000	600	1,000	3,427	3,427	3,500	Annual Real Estate Taxes & Fees
21	Insurance	4,000	3,705	4,000	3,977	3,977	4,000	Annual Liability Insurance
22	Professional Fees							
23	Attorney Fees	25,000	42,633	25,000	1,750	1,750	1,000	Unexpected legal expenses
24	CPA	4,000	4,610	4,000	2,000	4,500	4,000	Annual Audit
25	Misc.						1,500	Unexpected professional fees
26	Engineering 10 year plan		3,218		0	0	0	
27	Administrative							
28	Montgomery County Govt - OCOC	2,127	0	2,250	2,127	2,127	2,250	Annual Fees
29	Roster Research	400	400	400	200	400	400	Quarterly report of home sales
30	Misc.		135		1,936	1,836	1,700	Admin Asst/Pool Passes
31	Bookkeeping Services	10,000	10,000	10,000	3,330	3,330	3,000	Annual Bookkeeping Charges
32	Operating Fees & Supplies (Misc)	2,000	3,487	3,000	103	103	1,000	Misc Fees & Supplies
33	Furniture & Fixtures		0		0	0	0	Footnote*
34	Recreational Programs/Equipment	1,000	2,978	1,250	500	500	1,250	Movies/Other Entertainment
35	Postage & Printing	2,000	2,015	2,500	1,055	1,055	2,500	Notice mailings
36	Snack Bar	1,500	620	1,500	795	795	2,500	ice cream &/or popcorn machine(s)
37	Bugle Expense	400	400	800	900	900	800	BPRA space in the Bugle
38	TOTAL EXPENSES	182,527	194,582	215,200	129,696	133,867	144,900	
39								
40	Operating Surplus(Deficit)	-17,002	-32,360	-50,075	37,012	33,350	17,775	
41	RESERVE EXPENSES							
42	Furniture & Fixture Reserve		5,445	3,000	532	532	6,000	Pool Furniture
43	Pool Improvement Reserve	0	0		0	0	20,000	Concrete slab replacement
44	Net Gain (Loss)	-\$17,002	-\$37,805	-\$53,075	\$36,480	\$32,818	-\$8,225	

* Expense moved to Reserve Expenses (Line 42)