

Minutes of the Bel Pre Recreational Association  
Board of Directors Meeting July 30, 2014

The meeting was convened at 7:38 p.m. at the BPRA pavilion, 13920 Bethpage Lane, Silver Spring, Md. Present were President Elliot Chabot, Treasurer Bob Bowser, Secretary Dan Keating and members Billy Ruppert and Paulette Ladas. Member Anthony Wormack arrived at 8 p.m. Missing were Vice President Kim Watters and members Kye Pak and Greg Miller. Keating took the minutes. Also present were former board members Gordon Klang and Chris Swan, administrative assistant Brenda Henry and several association members.

The board approved the agenda 5-0 with Chabot, Bowser, Ruppert, Ladas and Keating in favor. The board approved the minutes of the meeting of June 25, 2014 5-0 with Chabot, Bowser, Ruppert, Ladas and Keating in favor.

The board discussed the exterior property fence with neighbors. Chabot explained that the county is strictly enforcing the requirement of a six-foot tall fence, and that some places around the exterior of the property were not six feet because of accretion of growth. He said the board sought options and found that adding barbed wire or straight wire on top of the fence was the best approach. Neighbors discussed the options. No objections were expressed. The board voted unanimously 5-0 to approve a contract with Potomac Fence for \$1,800 with Chabot, Bowser, Ruppert, Ladas and Keating in favor.

In community comments, Klang said that he feels he should be treated by BPRA as an interested party in the litigation between BPRA and Pierre and Tanie Guirand. Bob Spar, who lived on Birchtree Lane near the Guirands' fence at 3200 Bustleton Ln. over which BPRA is seeking enforcement. He lives at 3201 Birchtree Ln. He said he supports the board's actions in enforcement on the fence and offered his help.

Wormack arrived at 8 p.m.

In the Treasurer's Report, Bowser said that questions were raised by the board's accounting firm, DeLeon and Stang, and he wants the Finance Committee and BPRA Board to address those questions, such as cash-based accounting versus accrual accounting, and proper bonding of the board.

In her report, Henry said that a postcard reminder for annual assessment payments successfully encouraged most of the outstanding owners to pay. She said 15 remain unpaid for 2014 and a very small number for 2012 and 2013. She said the letter for candidates for the election to the board at the Annual Meeting in November are needed in early August so the letter can be sent Aug. 21.

The board discussed the report from Ponte Mellor Architects, Ltd. concerning maintenance of the recreation property. Chabot said that Watters is responsible for seeking bids on repair of the pump house concrete walls and roof. Chabot suggested creation of a long-range planning commission to review the report, start a dialogue with the community, consider use of a substantial portion of the BPRA revenue for several years and consider the suggested increase in the annual assessment amount. The board discussed the options and voted 4-0 to table the consideration of creating the committee until the board's August meeting with Bowser, Ruppert, Ladas and Keating in favor. Chabot and Wormack

abstained.

In the report from the Entertainment and Recreation Committee, Swan said that the movie nights have been very successful. She said the final entertainment night of the summer would be Aug. 16 with music from Back in Time doing classic rock from 7-9 p.m. She said options for the future include karaoke and a Halloween event.

Ruppert said he tried to buy additional stackable white plastic chairs for under the pavilion but found stores do not stock them in mid-summer. He said we need to buy them next spring.

Chabot had a request from tennis court liaison John Adamo concerning treatment of cracks in the courts. Some of the cracks are under warranty, but for the cracks that are not, Adamo requested \$350 to \$500 for treatment. The board unanimously voted 5-0 in favor of up to \$500 for tennis court repairs with Chabot, Ruppert, Bowser, Ladas and Keating in favor. Wormack had stepped away from the meeting briefly.

Wormack addressed getting new pool umbrellas. He said BPRAs umbrellas are an older style that is not made by many providers and will not be provided for much longer. He said the board could pay \$350 apiece if buying six and \$320 apiece if buying 10 or more. He said heavy metal stands cost \$224 for under the table, \$224 for other stands with wheels and \$249 for other stands without wheels. The board asked him to prepare a proposal for 10 umbrellas, four under-table stands and four stands with wheels for the August meeting. The equipment would be ready for next season.

In the swim team report, Ruppert said the season ended with a 4-1 record in dual meets, third place in the divisional meet and second place overall in the division. He said the team was bigger this year with about 80 swimmers and many new families.

Henry said that realtors are struggling with getting copies of the BPRAs governing documents because the firm that used to sell them went out of business. Chabot said to send any inquiries to him because he can direct them to the appropriate records online.

In an update on pending litigation, Chabot said that nothing has happened in the case brought by Richard and Brenda Henry concerning the fence of their neighbors, Pierre and Tanie Guirand. The Henrys requested reconsideration of a ruling in favor of BPRAs issued by the state Court of Special Appeals in January. In litigation between BPRAs and the Guirands over the fence on the Guirands' property at 3200 Bustleton Ln., Chabot said that the Guirands had filed a response to the latest filing by the board. A trial date may be set for Oct. 15 or Oct. 16.

In community comments on the litigation, Klang again requested that he be treated as an interested party in the suit over the fence at 3200 Bustleton even though he is not an abutting neighbor. Chabot said that since he is not an abutting neighbor, he is not a special party in the case. Spar suggested that the BPRAs litigation address the claim by the Guirands that the fence is required for licensing a group home for disabled people. Spar said the fence is not actually a requirement. Swan said that people who seek enforcement of residential covenants aggressively call for the action but many members of the community do not want enforcement.

At 9:56, the board vote unanimously 6-0 to go into executive session to discuss pending litigation with Chabot, Ruppert, Keating, Wormack and Boswer in favor. Ladas abstained. The board came out of closed session at 10:57. The meeting was adjourned at 10:57.