

**Bel Pre Recreational Association
Board of Directors
Minutes of Meeting of June 7, 2016**

CALLED INTO SESSION/ROLL/AGENDA

1. The board convened on site at the Bel Pre Bel Recreational Association pool facility at 7:40 p.m. Board members present were President Elliot Chabot, Secretary Paul Spelman, Ted Bechtol, Lou Ann Rector and Billy Ruppert. Treasurer Larry Vaught arrived at 7:57. Andy Wright arrived at 8:14. Kye Pak and Vice President Greg Miller were absent. BPR members Chris Swan and Jackie Moeller were present. Secretary Spelman took the minutes.

2. Secretary Spelman called the roll. The agenda was unanimously approved with Chabot, Spelman, Bechtol, Rector, and Ruppert in favor.

STATEMENTS FROM ASSOCIATION MEMBERS

3. BPR Association members were invited to speak on any items. There were no statements from association members.

PRIOR BOARD MINUTES

4. The board moved to approve the minutes of the March 1 2016, and April 17, 2016 meetings. The motion was unanimously approved with Chabot, Spelman, Bechtol, Rector, and Ruppert in favor.

PET WASTE PILOT PROGRAM

5. BPR member Jackie Moeller explained that the BPR submission to participate in the county's pet waste pilot program had erroneously listed the incorrect legal name for the association, and thus the county had rejected the application. She said it simply needed to be re-signed and resubmitted to the county. President Chabot and Secretary Spelman signed the new documents and returned them to Moeller for resubmission.

ADMINISTRATIVE ASSISTANT'S REPORT

6. President Chabot presented the board with the Administrative Assistant's Report from Brenda Henry. The report informed the board that:

- a. Brenda picks up association mail at the post office 4 or 5 times a week;
- b. Brenda has been working with BPR member Louisa Hoar on pool passes and guest passes, as well as on updating the pool's list of current homeowners;
- c. Brenda met with Georgetown Aquatics and Waste Management to ensure the trash was being picked up;
- d. Brenda is working on reserving Bel Pre Elementary School for the board and annual meetings. She requested that the board provide her with dates through May 2017;
- e. Brenda is maintaining a list of homes for sale and new homeowners' names.

RAIN TAX REBATE PROGRAM

7. Board member Ruppert reported that he met with Donna Evans of the Montgomery County Department of Environmental Protection about the Rain Tax Rebate Program, which may make it possible for the association to obtain up to \$10,000 in rebates to pay for rain gardens and certain plantings that help reduce runoff water from emptying into the sewer system. Ruppert said grants might be available in September. He said the county was going to send back a report with recommendations.

ENTERTAINMENT AND RECREATION COMMITTEE REPORT – SUMMER ENTERTAINMENT SERIES

8. Entertainment and Recreation Committee Chair Chris Swann reported that plans were proceeding for the remainder of the summer entertainment activities. She said that Kye Pak and the SBP Dolphins Swim Team were sponsoring the fourth movie, “The Sound of Music.” She also reported that on June 22, board member (and Montgomery County Police Detective) Pak, along with the Wheaton neighborhood safety representative from the Montgomery County Police, would be at the pool providing a presentation to the community on ways to remain vigilant about safety. The event would be sponsored by the SBP Civic Association, the SBP Dolphins Swim Team, and the 50-Plus Club.

TREASURER’S REPORT

9. Treasurer Vaught presented the board with his monthly update. He reported that, as anticipated, large bills were starting to come due from Georgetown Aquatics as the company ramped up its pool activities, but that this did not present a problem. Vaught also noted that the number of homes delinquent on their annual dues was down to about 60, amounting to a little over \$23,000 in overdue dues. He said this was a little more than at this point in the preceding year, but not enough greater to cause significant alarm. Vaught also stated that he had drafted a lien letter for 8-10 homes that were more than one year overdue on their dues, but noted that many of these homes were in foreclosure, which reduced the likelihood that the association would recover the money.

SNACK BAR UPDATE

10. There was nothing new to report about the operations of the snack bar. President Chabot, however, did remind the board that there was a need to get a memorandum of understanding with the snack bar spelling out precisely which expenses were to be reimbursed by the association, and which fell on the operator of the snack bar. Chabot also noted that there had been a written contract with a previous snack bar operator, but there did not appear to be one with the current operators, the Millers. Chabot also noted that the snack bar had never been a revenue source for the pool or association, and was essentially an amenity for association members.

SWIM TEAM REPORT

11. The board was informed that the 2016 Dolphin Run had been successful, with 124 runners taking part in the 5k race through the neighborhood.

POOL AND RECREATIONAL FACILITIES UPDATES

12. The board discussed the continued need for verified playground chips around the pirate ship. Board member Bechtol said he had spoken with Kollins Landscaping about this and was disappointed it had not been taken care of. Bechtol said he would follow up on the matter.

13. The board received an update on the job of power washing the cement around the pool and pavilion area. The board noted that it had met in a closed session by electronic mail on June 1-2, 2016, in accordance with the provisions of the Maryland Homeowners Association Act § 111(4) (vi), specifically to consider the awarding of a contract to power wash the pool property. The vote to conduct the electronic mail meeting had been unanimous, with Chabot, Miller, Vaught, Spelman, Wright, Pak, Rector, Bechtol, and Ruppert in favor. The board now learned that the power washing had begun, and was anticipated to finish June 8, and that so far the work had been performed in a satisfactory manner.

14. Board member Bechtol reported that from a landscaping perspective, the grounds looked to be in relatively good shape. He said a few trees might need to be pruned, and he would take care of the matter.

15. Board member Wright reported that he had been in contact with BPRA member Paulette Ladas about the need to replace the barbed wire fencing with straight wire fencing, but had nothing new to report. He said he would follow up on the matter.

16. Board member Ruppert reported that they had distributed several new umbrellas around the pool deck, and that these had survived the first windstorm. He said he would continue to look into replacing the lifeguard umbrellas.

17. Board member Ruppert reported that the gutters on the pavilion had been cleaned and snaked by Board member Pak, who had also laid down slate flagstone in the drainage area. As a result, said Ruppert, the gutters now seemed to be draining much more effectively.

18. The board received a written report from BPRA member Joe Moeller about other facility projects. The report provided, among other things, that:

- a. The children's pool pump pit doors are in place but still need to be anchored. Additionally, caulking is still needed around the pump pit doors;
- b. The parking lot gates require further adjustment. Moeller wrote that he suspected that someone was sitting on the gates, causing a misalignment;
- c. Additional repairs to the main pump room should be targeted for after the pool closes in the fall. According to Moeller, he, Wright, Miller, and Ruppert met with Dave Purdy to discuss exactly which repairs were needed. Moeller wrote that there was one vendor he would bring out after Wright finished reviewing the request for proposals, and that Purdy said he could provide names of additional vendors.
- d. The timer for the building lights is no longer functional.

19. The report from Moeller also noted that, per the board's previous instruction, he had installed a new light in the pavilion, and the board should now review it and decide how many additional such lights were desirable. The board decided the light was an improvement, and made a motion to obtain three additional ones. The motion was unanimously approved with Chabot, Spelman, Bechtol, Rector, and Ruppert, Wright, and Vaught in favor.

20. The report from Moeller also raised the issue of whether there was a need for a Gutter Helmet or similar-type apparatus to prevent debris from clogging up the gutters. The board noted that such equipment tended to be very expensive, and that cleaning the gutters does not require an inordinate amount of time, particularly since they are not especially high off the ground. The consensus was that it would be better to use the money for something else.

21. The report from Moeller also raised the issue of whether ice cream trucks are permitted in the parking lot outside the pool. President Chabot noted that the board had previously approved a policy stating that no one can have an ice cream or food truck on property without board approval.

22. Treasurer Vaught reported that he was in the process of completing the county's hazardous materials registration, but had been having difficulty paying the county fee online. He reported that the association was currently in arrears for one year. He said he had been in touch with the county about the matter and would take care of it.

23. Board member Wright said he would look into the need for improved platforms for the lifeguard stations, since some cracking had been discovered underneath the current platforms.

24. President Chabot reported that after looking into the issue of ownership of the pathway behind the tennis courts, it was found that the pathway is owned by the county and not the association. He informed BPRA resident Max Bronstein, who had inquired about cracking sidewalks on the path, and Chabot said Max planned to pursue repair issues with the county.

CALENDAR FOR BPRA ELECTIONS AND BUDGET

25. A motion was made to:

- a. hold an abbreviated meeting June 21 at the pool, and then make the scheduled July 5 meeting tentative and only if needed;
- b. meet again July 19;
- c. make the September 6 meeting tentative and only if needed;
- d. hold the regular meeting in September on the 20th, at which the board would address the annual budget;
- e. hold the annual general membership meeting November 17;
- e. hold the annual December town meeting on the 7th instead of the 6th, and hold it at Bel Pre Elementary School.

The motion was unanimously approved with Chabot, Spelman, Bechtol, Rector, Ruppert, Wright, and Vaught in favor.

MISCELLANEOUS

26. President Chabot provided new information about the possibility of neighboring houses joining the association, an issue that had been raised at a prior board meeting. Article II, § 2(c) of the March 20, 1968, Declaration of Covenants, allows homes to be added to the BPRAs with the approval of the general membership. Chabot said that the board would need addresses of any houses definitively wishing to join by October 1, so it could be included in the annual meeting notice and voted on by the entire community at the annual meeting in November.

27. The meeting adjourned at 9:36.

28. The next meeting is scheduled for June 21 at 7:30 pm at the BPRAs Bethpage pool facility.