

**STRATHMORE-BEL PRE CIVIC ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES  
July 26, 2022**

DATE: July 26, 2022  
PLACE: Zoom Meeting

**IN ATTENDANCE:**

Nancy Bechtol	(President)	Bill Hammond	(Vice President)
Linda Bea	(Secretary)	Elliot Chabot	(Board)
Lilla Hammond	(Board)	Rita Vaught	(Board)
Nicole Banks	(Board)		

**ABSENT:**

John Bogasky	(Treasurer)	Chris Swan	(Board)
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**GUEST:**

Kristi Hullings, Community Member

**OLD BUSINESS**

**Minutes**

The minutes from the June meeting were accepted as prepared.

**Summer Entertainment Series**

**Movies**

The July 2 movie night was held under the pavilion.

The next movie will be West Side Story on August 6.

**Concerts**

The concert on July 17 featuring The Kominskis was very good. We had a lower than expected turnout, approximately 30 people.

The Children's Concert with Tony M. will be on Sunday, July 31, from 4 pm to 6 pm.

**Fourth of July**

Lilla reported the July 4<sup>th</sup> events were a success.

The parade – Folks helped with the set up. The Scouts were there. They brought a microphone. Two candidates participated in the car parade. There was some confusion with the fire trucks.

Four fathers helped with the games. The children had a good time.

The magician was very good, and the children enjoyed him.

It appeared there were many new people at the event.

**Yard Sale**

The yard sale will be held on September 24, rain date September 25. We will host vendors at the pool and at their individual homes again. Maps for remote vendors will be prepared and given out at the pool. Because this is after the pool season, restrooms will not be available. Paulette is hosting a 'Shred It' event at the pool from 10 am to Noon on September 24, rain or shine. We will not have a dumpster this year.

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**NEW BUSINESS**

**Villages – Kristi Hullings**

Kristi gave us a presentation on the 'Villages'. Villages are local, volunteer-led organizations that bring people together and coordinate volunteer help at home using a neighbor-helping-neighbor model. Montgomery County has a substantial support network for communities wanting to establish a Village. There are currently over 20 active villages in Montgomery County.

Kristi has been researching how to establish a Village in SBP. She would like to hold a forum on this topic in August at the pavilion to see if she can get folks to sign up as 'founding members'. She will invite the Montgomery County representative, Pazit Aviv, as well as the President of one of the existing Villages in MC to speak. Pazit coordinates, oversees, and provides guidance to communities interested in establishing and maintaining a Village in their community.

Kristi also wants to attend the next 60+ group meeting on August 4 to determine if there is interest.

We will use the listserv and flyers at the pool to communicate this event.

**BPRA**

The preliminary draft of the reserve study is expected soon. The State legislature mandates that all HOAs must have this in place by October 1, 2022, because so many associations are experiencing financial difficulties due to lack of planning. The statute requires the reserve study be certified, and that the HOAs are bound by the results of the study. For example, if the study requires dues to be increased to meet anticipated financial needs, then the increase happens automatically by law. We will no longer have a requirement to get approval by 2/3 of the general membership to increase dues. Rather, the reserve study will indicate whether/when an increase is required to keep us fully funded. This will be managed at a county level for now.

Karen has scheduled a special Zoom meeting of the Board for August 9 at 7:30 pm to discuss.

The regular BPRA meeting is scheduled for August 2.

**Historical Documentation**

We discussed documenting and summarizing some of the efforts undertaken by the SBPCA over the years as a historical resource for the community. Nicole volunteered to lead this effort.

The meeting adjourned at 9:00 pm. The next meeting will be on September 27, 2022.

lkb