

**Bel Pre Recreational Association
Board of Directors
Minutes of Meeting of March 7, 2017**

CALLED INTO SESSION/ROLL/AGENDA

1. The board convened at the Bel Pre Elementary School at 7:37 p.m. Board members present were President Eliot Chabot, Treasurer Larry Vaught, Secretary Paul Spelman, Ted Bechtol, Megan Virga, Chris Jennison, Andy Wright, and Billy Ruppert. Vice President Miller was absent. Secretary Spelman took the minutes. Former board members Gordon Klang, Paulette Ladas, and Chris Swan were also present, as was BPR member Joe Moeller.
2. Secretary Spelman called the roll.

STATEMENTS FROM ASSOCIATION MEMBERS

3. BPR Association members were invited to speak on any items.

Gordon Klang spoke on the topic of swimming pool guest fees. According to Klang, the current \$2 guest fees are underpriced relative to other pools in the area, and the two-transferable-passes per household rule is inequitable for so-called “empty nesters,” because when such homeowners’ children come to visit, the home-owning parents are required to pay guest fees if they want to accompany their kids to the pool. He urged the board to consider revising BPR pool rules to allow households to receive as many as four transferable passes.

Paulette Ladas, who was also in attendance, expressed agreement with Klang that it would be preferable to allow more transferable passes per household. She also raised the question of whether people who are using transferable passes—but are not actually the homeowners—are themselves allowed to bring in paying guests. Chabot explained that according to regulations, only homeowners are permitted to bring in additional guests because, due to tax requirements, only homeowners are permitted to pay guest fees.

The board did not take any immediate action regarding the statements from association members.

PRIOR BOARD MINUTES

4. The board moved to approve board minutes from the January and February meetings. The motion passed unanimously with Wright, Chabot, Virga, Jennison, Vaught, Ruppert, Bechtol, Spelman in favor.

TREASURER’S REPORT

5. Treasurer Vaught reported that the association is entering the busy season in terms of payments and finances, and that the association has collected about 30% of household dues, which is on track for this time of year. He noted, however, that some people who had signed up for

electronic-only-notification had complained that they did not receive their dues letter by email, and so the association would likely return to paper mailings next season.

Vaught further reported that there was nothing out of the ordinary to report in the monthly expense and the profit and loss statements, noting that the budget is on schedule. He also noted that the annual CCOC fee had gone up considerably this year, from \$2250 to \$3545.

Vaught reported that he is still working with the BPRAs auditors DeLeon & Stang on the FY16 audit.

6. Paper shredding event — it was reported from BPRAs resident Paulette Ladas that the paper-shredding event she was sponsoring was on schedule and ready to go for April 1, from 10-12, in the pool parking lot.

7. Painting — it was reported that the board had received two estimates for painting the pool bathrooms and metal railings (which also required scraping). A motion was made to approve \$5,175 for a contract with Professional Painting (Juan Carlos) whose estimate was lower than that of Blue Sky. The motion passed unanimously with Wright, Chabot, Virga, Jennison, Vaught, Ruppert, Bechtol, and Spelman in favor.

8. Security Cameras — BPRAs member Joe Moeller reported that an estimate for the cost of adding security cameras for the tennis courts and basketball courts had come in at \$4000. This estimate was for a relatively high-end system, and the board consensus was that this cost was too high, and the system proposed more elaborate than required. Moeller suggested adding two cameras to the existing system, and said he would discuss this with the security company and find out what a basic no-frills system would cost.

9. Basketball Courts — with Miller absent, there was nothing new to report about the basketball courts and the need to repave the surface and fence the perimeter.

10. Tennis Courts – it was reported that the board had received recommendations from BPRAs resident Harvey Ratner, a retired tennis pro, who said that some of the cracks on the courts needed to be filled, one of the net cables needed repair, and the backboard needed replacing. The board delayed further discussion of the tennis courts until the next meeting.

11. Perimeter fence: Ruppert reported that there was still a hole in the fence, and said he had contacted the fence company but had not yet heard back. A motion was made to authorize Ruppert to spend up to \$1000 to get the hole fixed. The motion passed unanimously with Wright, Chabot, Virga, Jennison, Vaught, Ruppert, Bechtol, and Spelman in favor.

12. Physical facilities maintenance items

a) Pump room— Joe Moeller reported that he had met with BPR resident (and civil engineer) Karen Purdy to review a statement of work and meet with a contractor about repairs to the pump room ceiling and walls.

b) Moeller reported that he had fixed the entrance gate to the pool parking lot.

13. Landscaping and grounds — Bechtol reported that he met with a landscaper, Franklin Landscaping, which proposed a price of \$1400 to clean up bamboo and overgrowth behind the parking lot and in the area by the pavilion. Bechtol said that from his experience, that seemed like a reasonable price and he recommended the board approve the action. He also said he is getting bids on mowing, and had talked to Collins Landscaping. He reported that he hoped to restructure the contract specifications so as to get more consistent mowing during the summer season.

14. A motion was made to pay \$1400 for Franklin Landscaping to clean up the bamboos and area around the pavilion. The motion passed unanimously with Wright, Chabot, Virga, Jennison, Vaught, Ruppert, Bechtol, and Spelman in favor.

15. Path to membership — New Member Recruitment Coordinator Megan Virga showed the board a proposed letter to be presented to around 40 houses that are in opt-in category, explaining how they could join the association. Before taking action, the board decided to look further into the legality of whether a temporary one-season trial could be tendered to opt-in homes to see if they want to try swim membership for one season.

16. Recreation and Entertainment Committee chair Chris Swan confirmed that the Kaminsky's would perform on Saturday June 17, and the Motor Driven Band would play in August.

17. Website — Webmaster Chris Jennison provided the board with updates about the website. He reported that usage peaked in 2015, and was down 20% last year, likely due to fact that the site is not currently ideally formatted for mobile use. Jennison said he is looking to change the website formatting to a more dynamic one that will resize for mobile use. Jennison also reported that the site is switching web service providers to save money.

18. Long Term Planning Committee chair Andy Wright announced that the inaugural meeting would be Wednesday March 15 at 8 pm, and that the commission planned to review existing documents and look at future capital investments.

19. Governing Documents Committee chair Elliot Chabot reported that the committee met on February 22 and recommended that a new § 16 (Annual Assessments) be added to the BPR Plan of Organization as follows:

(a) Between December 1 and January 29 of each year, the Board should adopt a motion setting the amount of the annual assessment for each Lot for the upcoming fiscal year.

(b) If the Board does not adopt a motion between December 1 and January 29 setting the amount of the annual assessment, but does (during that period of time) adopt an annual budget which indicates an amount for the assessment of each Lot, then that amount shall be the assessment for each Lot for the upcoming fiscal year.

(c) If the Board adopts neither of the motions specified in subsections (a) or (b) of this section, then the amount of the annual assessment for each Lot for the upcoming fiscal year shall be the same as the annual assessment for the previous March 1.

(d) To the extent practical, the annual assessment letter should be sent out to the Lot owners on or about February 1 of each year.

A motion was made to approve the addition of § 16, and the motion passed unanimously with Wright, Chabot, Virga, Jennison, Vaught, Ruppert, Bechtol, and Spelman in favor.

20. The board adjourned at 9:40.

21. The next meeting is scheduled for April 4 at Bel Pre Elementary School.