

Bel Pre Recreational Association

Board of Directors

Minutes of Meeting (Property Walkthrough) May 18, 2019

CALLED INTO SESSION/ROLL/AGENDA

1. The board convened at 13920 Bethpage Lane (near the bathhouse on the BPRa grounds) at 10:06 am. Board members present were President Elliot Chabot, Vice President Greg Miller, Ted Bechtol, Steve Jennison, Karen Purdy, Billy Ruppert and Megan Virga. Board members absent were Larry Vaught and Chris Jennison. Secretary Mark Foraker and BPRa members Joe Moeller and Chris Swan were present.

2. Secretary Foraker called the role and a quorum was present. A motion to approve the agenda was made by Purdy and it was seconded by Ruppert. The motion passed unanimously with Bechtol, Chabot, S Jennison, Miller, Purdy, Ruppert and Virga in favor.

STATEMENTS FROM ASSOCIATION MEMBERS

3. BPRa members were invited to speak on any items. There were no statements made.

PROPERTY WALKTHROUGH

4. The Board and community members present met at the walkway near the kid's pool to begin the walkthrough. The list of repairs and items identified for particular attention were referenced from the list generated through the April 13 and April 16 walkthroughs.

a. Grounds and Landscaping

Ted Bechtol began the walkthrough with an overview of the progress of the tree pruning and brush and debris clean up projects. The approved pruning and cleanup projects are scheduled for Sunday, May 19. Bechtol is reaching out to Kollins Landscaping to get a bid for clearing the brush along the fence line. Initial discussions were in favor of deferring the brush clearing project to the fall when the vegetation will be more manageable. As the walkthrough progressed, it was acknowledged that the vegetation around the fence line contains Poison Ivy and Poison Oak. As a result, the project will either be completed in the near future or signs will be made warning of potentially harmful vegetation in that area. Ivy will be removed from the trees along the property line when the brush is cleared.

b. Snack Bar

Miller stated that the snack bar cleaning is in process and that the identified repairs have been completed. Miller stated that he will follow up with Treasurer Welteroth on the checks that were previously approved to cover the costs of the license to operate the snack bar as well as the food safety certification for Laura Miller. A request was made for \$200 to cover the County mandated cleaning of the grease trap and vent hood. A motion to approve \$200 for cleaning the vent hood and grease trap was made by Purdy and it was seconded by Virga. The motion passed unanimously with Bechtol, Chabot, S Jennison, Miller, Purdy, Ruppert and Virga in favor.

c. Guardhouse and Bathhouse

The lifeguards have been hired for the season and the cleaning of the breeze way, guardhouse and check-in station will begin the week of May 19. The women's room will be cleaned and the broken clothes hooks will be replaced prior to the opening of the pool. The peeling paint was not significant and will not be addressed this season. The men's room will be cleaned prior to the opening of the pool.

Greg Miller clarified his email from April 15 regarding the condition of the bathhouse roof and the proposed repair options. Joe Moeller will oversee the immediate repairs. Ted Bechtol reset a section of the gutters and it is believed that several sections still need clearing / cleaning and potential adjustment. Purdy stated that 2018 swim team photo is being created and will be installed in the near future.

d. Pavilion

The Board agreed that power washing is needed on the pool deck and the main walk area near the bathhouse. A request was made for \$1,500 to have Nick McMann of Brookville Power Washing complete the work. A motion was made by Miller and it was seconded by Virga. The motion passed unanimously with Bechtol, Chabot, S Jennison, Miller, Purdy, Ruppert and Virga in favor.

The pavilion will be cleaned and one of the Ping Pong tables needs minor repairs. Ruppert will repair the Ping Pong table. The remnants of a hornet's nest will be removed and the fans will be cleaned prior to the pool opening. A potential leak was identified in the pavilion roof on the side closest to the pirate ship. Steve Jennison will explore this and report to the Board. Chabot will follow up with Kye Pak regarding the condition of the drain leading from the pavilion and heading towards the pirate ship.

e. Pirate Ship and Playgrounds

Woodchips still need to be added to both play areas and the landscape fabric still needs to be removed. Ted Bechtol stated that this work is in progress. The primary repairs to the pirate ship and play structure have been made. There are still several sections on the pirate ship that have loose nails and the deck boards have not been painted. It was proposed to consider a material such as roofing silicone to treat the deck boards on the pirate ship. Moeller will follow up with Juan Carlos Mora on these issues.

The eroded timbers around the play area are being replaced. The loose spikes on the retaining timbers are being driven in so they are flush with the timber surface.

f. Main Pool

The repairs to the diving board are in progress. The white coating on the main pool was in process during the walkthrough. It was estimated that the work would be completed that afternoon and that the pool would be filled by Wednesday May 29. Moeller will check on the condition of the umbrellas. The identified cracks in the pool deck have been sealed. All other areas around the pool, including the pump house appeared ready for the opening of the pool. The power supply for the underwater lighting has been repaired.

g. Kid's Pool

The white coating of the kid's pool is complete.

h. Other

Several Board members commented that the gates to the grounds have been left open during the pool repairs. One incident occurred where people were using the grounds for car repairs. This issue was addressed by a Board member. Miller will reach out to Clark from Georgetown Aquatics to ensure that the gates are closed and locked during the white coating process. The preliminary repairs to the tennis courts are in progress.

OTHER:

5. Chabot asked if there was additional business or comments. There were no additional comments or business.

6. The Board meeting adjourned at 11:00 am.

7. The next meeting of the Board is scheduled for Tuesday, June 4, at 7:30 pm, on the pool grounds at 13920 Bethpage Lane.