

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors Meeting Highlights
February 23, 2013 and March 9, 2013

1 of 2

1) Call to Order by Manager

- a) Attendance: Mike Blanchard, Antoinette “Chip” Callori, John Gumina, Ernie Hayfield, Vincent Ricci, Roger Stennett and Robert Temple
- b) Others: Patrick Briegel, Mary Ann Freeby and Officer Christopher Shelly

2) **Motion to approve Minutes of January 19, 2013** - On a motion by Mike Blanchard, 2nd by Chip Callori the minutes were approved, all in favor.

3) Management and Committee Reports:

- a) Finance Committee:
 - i) Contract Renewal for Collections – Patrick Briegel presented collections contract. Counsel Hardy was approved. On a motion by Ernie Hayfield and 2nd by Roger Stennett the Board approved the contract, all in favor.
- b) Design Review Committee
 - i) Cluster I Generator Policy – The Board reviewed the Cluster I Generator Policy created by management. On a motion by Chip Callori, 2nd by Mike Blanchard the Board adopted the policy, all in favor.
 - ii) Amended Accessory Building Permit Application (ABP Application) - The Accessory Building Permit was amended to include emergency generators. On a motion by Robert Temple, 2nd by Chip Callori the ABP Application changes were approved, all in favor.
- c) Safety Committee
 - i) Security Report/Officer Shelly’s Report – Officer Shelly reported that in response to comments made at the Annual Meeting, he contacted the driver reportedly driving recklessly during bus stop hours within the community. He also followed up with the reporting homeowner.
 - ii) Officer Shelly reported SARP responded to one domestic complaint call and is continuing further investigation on theft case that occurred in December.
 - iii) The Safety Committee and Management are working with Stroudsburg School District to obtain additional Bus Stops within the community to better control traffic flow at the Hill Top Circle area and to provide a stop within Cornerstone. Negotiations are on-going.

4) Old Business:

- a) Route 447 Road and Drainage – Patrick provided copies of correspondence and photos he sent to local and state representatives, Lisa Boscola, Rosemary Brown, John Blake, Michael Peifer, Mario Scavello and PennDot detailing the on-going drainage issues at the bottom of Brushy Mountain Road and Rt. 447. He will update the Board as he pursues the correction of the flooding that takes place in this area and the resulting road failure.
- b) Walking Trail Wetland Permit – Patrick will be processing the permit application in April.
- c) Infrastructure Grant Application – Patrick reported that although the Penn Estates grant was denied, he still thinks the grant is viable for BML and will continue to pursue it.
- d) Cornerstone - On a motion by Mike Blanchard, 2nd by Vincent Ricci, letter approved with an addition of, “ additional information will be provided as it becomes available,” all in favor.

5) New Business:

- a) New BML Community Map – The Board reviewed the maps indicating the new walking trails. On a motion by Chip Callori, 2nd by Ernie Hayfield, the maps were approved for distribution, all in favor.
 - b) BML Community Walking Trail Signs – Sample of proposed signage was shared, on a motion by Mike Blanchard, 2nd by Vincent Ricci, the sign purchases were approved, all in favor.
 - c) BML Website review – the Board reviewed the new website. Mike requested that website addresses be placed on BML account and recommended restarting an IT committee. More discussion needed, placed on next agenda.
 - d) Correspondence – The Board reviewed correspondence and instructed management on responses.
 - e) Edible Landscapes – Board requested soil testing of the chosen site and review with Insurance Company. On a motion by Roger Stennett, 2nd by Vincent Ricci, the area across from the boat launch was approved for garden installation, pending soil test results and insurance company approval, all in favor.
 - f) BML Fishing Derby – The Board approved proposal for Fishing Derby provided 20 children register for participation.
- 6) **Adjournment** – On a motion by Roger Stennett, 2nd by Mike Blanchard the meeting was adjourned, all in favor.