

Saturday, June 1, 2013

1) Call to Order by: Vice President Roger Stennett called the meeting to order at 9:05 AM.

- a) Attendance: Antoinette “Chip” Callori, Mike Blanchard, Ernie Hayfield, Vincent Ricci, Roger Stennett and Robert Temple. Note: Dr. John Gumina – participated via conference call.
- b) Others: Patrick Briegel, Mary Ann Freeby and Charles Vogt

2) Motion to approve Minutes of May 4, 2013 - On a motion by Rob Temple, 2nd by Ernie Hayfield, minutes approved with two grammatical corrections, all in favor.

3) Management and Committee Reports:

- a) Management Update
 - i) Patrick Briegel reported that management inspected the tot-size playground equipment at the pool area, which required a piece of wood be replaced, which is under warranty. Management also suggested Board consideration for the relocation of the equipment; as the required base material which currently is pea-size stone is being kicked and/or thrown into the pool area. Additionally the equipment is located close to basketball court, and may not be the best location for equipment designed for younger children. The Board suggested Patrick make a recommendation with a drawing for placement of the equipment somewhere in the playing field, and develop cost for moving the equipment.
 - ii) Management also reported that the tennis court had some cracking but no trip hazards, and pricing was being obtained for crack filling and painting of those areas.
 - iii) Updates were provided on the HVAC system - Northeast Energy would be installing new units in accordance with the Board approved bids scheduled for the later part of the upcoming week. American Fence Company - expected receipt of the fencing in order to repair the tennis/basketball court fencing and anticipate repairs to be made Wednesday of the following week.
- b) Finance Committee
 - i) Ernie Hayfield reviewed the draft of the Club Financials pointing out several positive trends.
 - ii) Robert Temple made a motion authorizing PMA’s representatives, including Patrick Briegel, Mary Ann Freeby and Brianna Halterman, to represent the Blue Mountain Lake Club in all collection matters including representation in legal proceedings and negotiations for payment, 2nd by Ernie Hayfield, all in favor.

- c) Design Review Committee –
- d) Safety Committee
 - i) Security Report/Officer Shelly's Report - Mary Ann Freeby presented Officer Shelly's report due to his absence. There were two incidents, one of which was reported to the State Police, involving interior and exterior cables being cut to a home security camera system. The second incident was reported to SARP involving a suspicious gray vehicle around children on Escoll around 4:30 PM. Security could not find vehicle on camera system.
 - ii) Officer Shelly wanted to reiterate that the letter should go out later this month to address Zero Tolerance for fireworks used within Blue Mountain Lake. He also is requesting from his superiors additional patrols for our community.

4) Old Business:

- a) Route 447 Road and Drainage - Patrick discussed the steps taken to-date by Penn DOT to correct drainage. He is also sending a second letter thanking them for cleaning out the swale, but also detailing the additional work required to address other unresolved issues. C. Vogt reported that the bank took over the units at Mt. Hollow, formerly the C&M project. He reported that Developers were required to contribute to the township for future improvements – like traffic light and other issues at the bottom of Brushy Mountain Road, and he believed that the new owner would be responsible for same. This could help expedite much needed repairs and improvements there.
- b) Walking Trail Wetland Permit - tabled.
- c) Infrastructure Grant Application - tabled.
- d) Cornerstone – Discussion, no action taken.
- e) Private ROW- Discussion, no action taken.
- f) Website Update
 - i) IT Committee Charter - On a motion by Robert Temple, 2nd by Mike Blanchard the Board approved the IT Proposal as prepared with changes (see attached), all in favor.
- g) Owner Proposal for Community Event/ Event Committee - Chip will be meeting with potential committee members; however, she is researching a monthly bingo game which would operate during non-pool operating months. She will provide update to the Board after further research at the next meeting.

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- h) PAWC notice - Patrick has been in touch with the Consumer Advocates Office, a hearing is scheduled. Blue Mountain Lake should see a net reduction in combined water and sewer rates. He plans on attending the PUC hearing on behalf of BML
- i) Township Partnership for Pocahontas Road Clean Up - PMA has done three clean-ups and will be partnering with the township on future cleanups.
- j) Pocahontas Road Paving - Patrick sent a letter to the township requesting assistance in addressing the corner at the guard shack and assistance with TCD, signage, road lettering, etc., in hopes of having this addressed during the scheduled road work.

5) New Business

- a) Information Request Policy - Counsel will review.

- 6) Adjournment** - On a motion by Roger Stennett, 2nd Ernie Hayfield the meeting was adjourned, all in favor.