

Blue Mountain Lake Club
2013 Annual Meeting Agenda
Shawnee Inn and Resort, Shawnee-On-Delaware, PA
Saturday, November 16, 2013 9:00 A.M.

1) Call to Order - Board President, Dr. John Gumina called the meeting to order at 9:00 AM.

2) President's Welcome and Introductions - Dr. Gumina welcomed all in attendance and then introduced the members of the Board, Roger Stennett Vice President, Ernie Hayfield, Treasurer, Board Members Mike Blanchard, Vincent Ricci, Robert Temple, and Antoinette "Chip" Callori, Secretary. He then introduced Stroud Area Regional Police Department Officer and Board Liaison Christopher Shelly, and Patrick Briegel and Mary Ann Freeby of Pocono Management Associates, Community Managers.

3) Daryl Eppley, Stroud Township Supervisor – Dr. Gumina introduced newly re-elected Stroud Township Supervisor Daryl Eppley. Supervisor Eppley announced no increase for 2014 township taxes. He also shared that the township would be providing Blue Mountain Lake Club with a leaf pick up, on November 24th and 25th of the month. Pick up will be on the recreational field next to the Spray Park on Escoll Drive. Supervisor Eppley explained that the township is comprised of 85 miles of road and explained that it has been a challenge to maintain the roads during the recession. Next year there is a \$400,000.00 bond funded from liquid fuel taxes, which will go toward the repaving of Brushy Mountain Road. Additionally the township will be paving Cornerstone Conservancy with bond money recovered by the township that was originally posted by the original developer LTS. He conveyed that drainage on Route 447 have been addressed, guardrails installed, shared that the bridge on Mill Creek Road will be closed starting at the beginning of April 2014. He anticipated completion of the Route 191 Bridge by Mary Ann's Dairy Bar is running behind the schedule completion date of the beginning of November, due to delays encountered at the start of the project.

Supervisor Eppley also shared that he and Community Manager, Patrick Briegel, both attended a meeting with local utility providers to address concerns in the emergency response to Super Storm Sandy. They pointed out that local point persons can assist the power companies and in particular, out of state repair crews unfamiliar with the area in locating areas of known trouble spots, thus facilitating quicker response in weather related power outages. He also discussed traffic calming solutions for both Pocahontas Road and Brushy Mountain Road, explaining that Penn Dot requires road studies for significant speed limit changes. The township does have an option to post a 25 MPH speed limit on the entire road.

a) Owner Questions

- i) A homeowner expressed concerns about drainage on Brushy Mountain Road and addressing it prior to road paving. Supervisor Eppley said he would look at the problem with the engineer and township Road Master.
- ii) A homeowner expressed concern about the quality of the paving on Pocahontas and proposed paving on Brushy Mountain. Supervisor Eppley explained that Pocahontas Road was milled down prior to the repave. Community member Paul Lanwes, a former engineer added that he had an extensive background in these types of projects and that Pocahontas was done well.
- iii) Supervisor Eppley also stated there are two transportation funding bills currently in Harrisburg that should result in additional funding on the local level, if they pass.

4) Stroud Area Regional Police Department – Dr. Gumina introduced Officer Christopher Shelly, Blue Mountain Lake Club Board Liaison. Officer Shelly explained that he has been the Blue Mountain Lake Club Liaison for the past seven years. Within SARPD, he currently works Narcotics and is a part of the Special Emergency Response Team (SRT Team). This past year Blue Mountain Lake residence reported 260 calls, of which most were false security alarms. Officer Shelly reported the following breakdown -

- (80) False Alarms
- (3) Burglary - 2 occurred at residences in Foreclosure- pipe, 1 at an occupied residence
- (6) Criminal Mischief
- (3) Trespassing
- (15) Domestic Disputes
- (1) Assault related to a Domestic Dispute
- (6) Harassment
- (3) Drug Related Arrests
- (3) Thefts (note – one was a residence tapping into another residence water
- (10) Run A Ways
- (1) DUI
- (1) Dog Law
- All other- miscellaneous inquiries

He reported that these numbers are very low considering the size of the community. He attributes this to the cooperative relationship between the Board, Management, Security and SARPD. He reported that the one of the drug arrest that occurred resulted from a sting operation. The dealer did not live in the community, but had ties through family and friends. He explained that he had worked with Management to coordinate efforts in the matter that had occurred on a Sunday.

Officer Shelly also informed everyone that he has been move to Narcotics on a full time basis. He reported that a new Liaison would be assigned to the community. He will always be available to Management to assist and personally thanked Dr. Gumina for his generosity to the department an especially for the Officer of the Year Award that he has personally provided for the past three years.

Board President Dr. Gumina thanked Officer Shelly for his dedication to the community. Dr. Gumina shared that Detective Sue Charles, previous Officer of the Year and a speaker at the previous annual meeting, had held a fundraiser for the Children's Advocacy Center of Monroe County; explaining that the Center was being funded through grant money, Women Resources and a building was being provided by Pocono Medical Center. Dr. Gumina explained that currently children abuse victims must be transported to Scranton and use a facility overburden by six other counties. He explained that this further traumatizes the victim and stretching SARP resources, as the investigating officer must accompany the child. He asked community members to contribute by donating to the Children's Advocacy Center of Monroe County; marking the envelope attention Detective Sue Charles, donations can be left at the Operations Office or at the SARPD station on Dansbury Street in East Stroudsburg, PA.

Mary Ann Freeby, Operations Manager also shared that on Sunday, November 10, 2013, she attended an event hosted by Officer Shelly. The fundraiser was in honor of Officer Olsen, a SARPD Officer who took his own life and left behind two small sons. Officer Shelly explained that he sponsors the fundraiser for the two small Olsen boys. This year they are also sponsoring a community child that has very little for the Christmas Holiday and will be delivering toys, a tree and food to the home.

a) Owner Questions

- i) An owner asked how they can tell if there is a grow house, is there something they should look for? Officer Shelly responded that some indicators include, an over grown lawn, bags of fertilizer and gardening equipment in abundance, A/C running in the winter, melted snow on the roof in a room size area, generators, no outside activity by residents, windows blacked out or covered over.
- ii) An owner asked if she should call the police if she sees a vehicle parked in her cul-de-sac for no apparent area. Officer Shelly said if you suspect the occupants are up to something that makes you feel uncomfortable call 911.
- iii) Another owner ask that SARPD work with Management to post SARPD fund raisers on the Blue Mountain Lake Club website and at the Mail Pod, has he and his friends would like to participate in the annual golf outing to raise funds for vests and other related events.

5) Management Updates – General Manager, Patrick Briegel reported on a list of this past year's improvements, which included, walking trail enhancements made with the assistance of community member Mark Sowers, the parking area was re-graded by the ponds, signage installed and a trail map created. Future work is needed on the upper portion of the lakeside trail below the Osprey Court area where water seep; this will require permitting.

Improvements were made to the Clubhouse, lighting repairs, a new HVAC system was installed to control heating costs and energy expense, Programmable thermostats were installed, and flooring and carpet have been priced and budgeted for 2014. The Club is also looking at winterizing the locker rooms for year round use and enhancing ADA accessibility, which is not required by law but will make the facility more user friendly.

Management also reported that the tennis courts have had cracks filled and are scheduled for paint in 2014, two nets are scheduled for replacement. A new backflow preventer, required by law was installed in the pool house; and a new auto fill valve was installed on the spray park to reduce water usage and the pools are scheduled for acid wash in 2014.

Community signage is undergoing refurbishment. Completed are the two signs on the Escoll Drive, Pocahontas, Brushy Mt. Road, Witness Tree and two entry signs at the Guard Shack. Additional signs are scheduled to be completed, as weather permits.

The Guard Shack has been power washed and painted. The Club is investigating costs for lighting enhancements to replace the existing lighting with more economical fixtures and pricing illumination of the entrance signs on either side of the Guard Shack.

Management reported that the lake responded very well to treatment this year; with weeds remaining under control. Patrick Briegel also reported that he had spoken with the owner of the Pocahontas Lake that feeds into the Blue Mountain Lake and they had experienced a new invasive aquatic plant. Patrick has made our lake treatment company aware of this and thus far, it has not entered the Blue Mountain Lake.

Management reported that the Board with the assistance of counsel has been working with the municipality to address the Common area completion in Cornerstone, as Township Supervisor Daryl Eppley earlier reported.

Patrick Briegel reported that the Garden Club will be expanding its growing area in the spring, and Ed Cron would speak more to this during the committee presentations.

a) **Owner Questions**

- i) An owner from the Eastshore Court area reported a hole in front of his home needing cold patch as a temporary repair until properly patched.
- ii) An owner from the Archer Mark Manorhome area requested consideration for a speed bump placement near the Clubhouse exit from the parking area to control speeders in that area.
- iii) Township Supervisor Daryl Eppley addressed concerns about speeders on Brushy Mountain road and Pocahontas by the Guard Shack. He stated he would work with Management to see if a better line of sight could be created at the Brushy Pocahontas Intersection and possible signage or other calming devices at the Guard Shack corner on Pocahontas.
- iv) An Archers Mark Owner talked about re-forming a committee to address Manorhome and Patio Home concerns. Former Cluster I Committee Chair Tom Perry explained that the prior Cluster I Committee stopped meeting as most of their concerns had been addressed. Manager Mary Ann Freeby offered to work with the owner to get a new committee established.
- v) An owner living by the Club House expressed concerns as other residents do not respect private property, turning around in his driveway to beat the school bus, improperly parking, walking their dogs and allowing them to relieve themselves on his property instead of the common area which is located directly across the street. He asked that a reminder be put in the newsletter or on the website reminding owners about respecting private property.

6) **Committee Update**

- a) Mark Sowers, the Blue Mountain Lake webmaster presented a presentation of the Blue Mountain Lake Club website to meeting participants. Mr. Sowers navigated through the various site options such as community documents, minutes, special event notices and committee notices.
 - i) A homeowner asked if the Annual Meeting was on the site and Mr. Sowers brought up the announcement. The same owner asked if they could put up directions next time and Mr. Sowers indicated they would do that.
 - ii) Michelle Harper recommended sending out a reminder about the website. Management recommended a post card mailing.
- b) Adult Events Committee Co-Chairs Jackie Blanchard and Linda Neil – (See report attached), both spoke about their committee. Their recent Summer Jam and Halloween Masquerade party were huge successes. They gave special thanks to community member Carmen Deaza for assistance with the Masquerade party and the community volunteers they stayed behind to assist in cleanup. Jackie thanked her favorite DJ, her husband Mike Blanchard. Linda Neil stated Game Night is still a work in progress. The next Movie Night is scheduled for January 25, 2013 and it the “The Butler” with Forrest Whitaker. They encouraged community members to bring some beverages, popcorn and sit back relax. Linda Neil also said she would like to some family sporting events such as Volley Ball. Both encourage participation and that community members keep an eye on the website for future event dates.
- c) Antoinette “Chip” Callori, Craft Club Chair and Bingo Committee Chair reported (See report attached), that the Craft Club, which consists of ten community members and 3 honorary members that now live out of state had another great year. On November 14, 2013, the Craft Club donated over one hundred items including knitted and crocheted blankets, hats, booties for infants and hats and sweaters for older children, to Angels Closet through Pocono Hospital. These items are badly needed for parents that have very little. Ms. Callori encouraged anyone who wanted to learn to knit or crochet to contact her or the Operations Office. She also said that monetary donations are welcomed for Angels Closet.

Chip Callori reported that the BINGO Club consists of five community members that set up and breakdown the equipment and call numbers. Four games of been held and participation has been slow. Those that have participated have had a great time; they love the winnings and fun of BINGO. BINGO is a fun and easy way to socialize and Chip encouraged everyone to try it. Ms. Callori said game times and dates will be posted at the mail pod and on the website.

- d) Blue Mountain Lake Kids Club Chair Michelle Pinnock Harper - (See report attached), gave a description of the re-activated Kids Club, a resident-led committee dedicated to offering year-long family-oriented programming targeting residents under the age of 18 years and their parents, grandparents or guardians. Their aim is to sponsor 1 to 2 activities per month. Children are to be accompanied by adults when participating in Kids Club events. Michelle Pinnock Harper shared the committee's accomplishments, which included a Fireside Story Hour following the Fall Safety Event, the activity included hot chocolate and smore's and was well attended by 40 residents consisting of 25 children and their family members. In keeping with the days theme "Safety" the YMCA provide anti-bullying activity books for attendees. The Kids Club will hold a monthly craft day, the first one was held on November 10, 2013. Thirty-five community members participated. Ms. Pinnock Harper has arranged for the Eastern Public Library's Bookmobile to be at the Clubhouse, on bi-weekly basis starting Monday , November 18, 2013 from 4:00 to 4:30 PM for community to borrow and return library books, you can register on site for your library card, the Club House will be open during this time. Please watch the website for event dates and times. To be announced a Winter Holiday Celebration & Crafting Day, December 31, 2013 (afternoon) at the Clubhouse New Years Eve Family Event. Additional plans are to become involved in playground equipment updating, research and fund raising, and other activities depending on volunteerism.
- e) Community member Steve Harper, founder of Strategic Crisis Solutions, was requested to speak on behalf of the Safety Committee. Mr. Harper at the request of committee reviewed the Emergency Plan by Safety Committee, he stated although the committee had done a good job with the current plan they were limited by their level of expertise. SCS, his company will update and make a more comprehensive plan, to include creating a "C.E.R.T."; a Community Emergency Response Team composed of community members such as volunteer doctors, and emergency responders. This work will be performed "Pro Bono" by his company SCS. He told those present they must be more prepared when there is an emergency as at some point there will be a crisis and no one will be coming so the community must be prepared to take care of itself.

Community Manager and Co-Chair of the Safety Committee, Mary Ann Freeby, reported that the 2013 Fall Safety Day had over 250 community participants. It was a wonderful event and she extended a thanks to participants SARPD Detective Sue Charles and Officer of the Year, Brandon Bingler, for providing finger printing and the SARPD Tank. Mary Ann Freeby thanked NEPA Credit Union for providing information on securing personal information and providing a game and prizes. She extended appreciation to Chip Callori for the handmade prizes, Cynthia and Dave Lopez for the Bouncer, PA American Water for funding the Hayride and labor working with PMA for set up and clean up, Nick Revella for the pumpkins and the apples, PMA's Brianna Halterman for making all the chocolate dipped fruits and goodies, and community volunteers Herb Dougherty, Jenny Dougherty, Patricia Bradley, Nora and Larry Green, for cooking , providing cider and supervising the children on the tank. The event operated under budget and a good time was had by all.

7) Board Election Results – Dr. John Gumina announced the election results, however first thanking each of the Board Members that have served beside him over the years. He acknowledged Roger Stennett and Ernie Hayfield for their dedication to the community, and Patrick Briegel and Mary Ann Freeby, Community Managers for the dedication and service provided over the years to Blue

Mountain Lake Club. He announced the winners of the 2014 Board Election, Gary Smith, Lynn Ball and Steve Melnick. He congratulated the winners and offered his services to the new Board stating that he would always be available to help as he loved the Blue Mountain Lake Club community and was proud of the accomplishments the Board had made over the years. He received a huge round of applause from those in attendance.

8) Q & A

- a) A Cornerstone owner had issues with the mail pod, stating the area is dark with trip hazards, he was concerned about the distance students had to walk to the bus stop in the dark with flashlights and maintenance issues. Dr. Gumina again explained the Club was doing what they could without jeopardizing the Clubs legal standing.
- b) A non- Cornerstone owner inquired as to where the dues Cornerstone owners pay goes. Patrick Briegel, Manager explained that Cornerstone have the right to use all the Blue Mountain Lake Club amenities pools, lakes, basketball, trails, they may participate in events such as Fall Festival, committee sponsored events, sharing in the cost of insurance for the common facilities and maintenance of the common areas, in addition, to Security services, and administrative services
- c) Another owner asked if the new Board would pursue the property tax issue as taxes were hurting the community and impacting every owner negatively.

9) Adjournment - Dr. Gumina adjourned the meeting.