

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Highlights Date December 12, 2015 Club House 9:00AM

1. Call to Order – by Steve Melnick at 9:03AM

- a. Attendance: Steve Melnick, Gary Smith, Vince Ricci, Chip Callori, John Gumina, Ernie Hayfield, Lynn Ball (9:50am / Proxy to Steve)

Others: Mary Ann Freeby, Officer Keith Strunk

2. Review of prior meeting minutes

- a. Steve motioned to approve the minutes from November 7th, second by Vince. All were in Favor.
- b. Steve motioned to approve the minutes from November 14th, second by Gary.
FOR: Steve, Gary, Lynn (proxy), Vince
AGAINST: John, Chip, Ernie
- c. Steve motioned to approve the minutes from November 17th, second by Vince.
FOR: Steve, Lynn (proxy), Vince, Ernie
AGAINST: None
- d. Gary motioned to approve the minutes from December 1st, second by Vince.
FOR: Steve, Gary, Lynn (proxy), Vince
AGAINST: None

3. A Club Member addressed the Board about a violation notice concerning a lawn sign.

The member asked why he was being fined for placing a lawn campaign sign in his yard. The Board explained that it is a violation of the Club rules and that he received a violation notice and complied with the removal of the sign therefor there is no fine incurred. The member then asked why Board candidates are allowed to campaign at the mail pod. The Board explained that the club has no rule against this currently but will look into the matter. At this point, the club member stated that if he is ever disrespected again, he will come to the house of every Board Director. When asked directly what he means by that, he did not answer. The club member then strayed from the scheduled meeting topic and informed the Board that he wants PMA to stay as our management company. He accused a Board Director of having a personal agenda against management. He told the Board that he will be starting a petition to remove four Board Directors but offered no

reason for removal. As the club member was leaving the meeting, he stated "If I he ever get another letter I will go to Steve's house".

4. SARP Report:

Officer Strunk reviewed the monthly SARP report and answered all questions from the Board.

5. Management and Committee report:

No report was supplied

6. Old Business:

- a. Discussion on Mr Xie appeal.
John motioned to keep the existing parking fine, second by Vince.
ALL WERE IN FAVOR.
- b. Mary Ann to schedule Mrs. Stennett for 9:15am on January 9th.
- c. Discussion on the appeal from Mrs. Wine-Crooks.
Steve motioned to keep the parking fine as issued, Second by Vince.
ALL WERE IN FAVOR

7. New Business:

- a. Steve motioned to have the open garage door of an abandoned home fixed or boarded up at a cost of no more than 250.00, Second by Gary.
ALL WERE IN FAVOR.
- b. The Board was made aware by Preferred Management of legislation taking effect on January 8th concerning private dams. After some research, it was discovered that a letter was sent to PMA in 2011 concerning this law and how it relates to our private dam. If the BMLC does not comply by the January 8th deadline, fines will start to be imposed against the BMLC.
Lynn motioned to set up a CD for the required \$30,000.00 asap in order to get into compliance, Second by Steve.
FOR: Steve, Lynn, Gary, Vince, Chip, Ernie, John (by Proxy)
AGAINST: None
- c. Discussion on a special audit as we change management companies.
- d. Review of all requests for information and corresponding responses / non-responses from PMA.

6. Adjournment: Steve called for adjournment of meeting at 11:42AM.