

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: December 12, 2014

Club House 7:00PM

1. Call to Order – by Gary Smith at 7:12PM

- a. Attendance: Gary Smith, Ernie Hayfield, Steve Melnick, Lynn Ball, Chip Callori

Absent: John Gumina & Vince Ricci (Chip has John's vote by Proxy and Steve has Vince's vote by proxy)

Others: Mary Ann Freeby

2. Motion to approve Minutes:

- a. Lynn motioned to approve the minutes and highlights from the November 8th meeting, Second by Chip. All were in favor.
- b. Lynn motioned to approve the minutes and highlights from the November 15th meeting, Second by Chip. All were in favor.
- c. Lynn motioned to approve the minutes and highlights from the November 22nd meeting, Second by Chip. All were in favor.

3. Management and Committee Reports:

INFORMATIONAL ITEMS:

Cornerstone Update – Road paving approximately 80 percent completed. Board should discuss the transition of the deed. We want to make sure ALL of the work is completed properly before accepting signed deed. Also, Lynn expressed concerns over the road configuration. The roads should be completed per the approved design. This is in accordance with municipal requirements and zoning laws. We can confirm that is the case. Any other concerns with the work should be addressed with the municipality before we accept the common areas.

The road top coat paving has been completed in Cornerstone. The top coat has been placed on all roads, albeit in somewhat questionable weather/surface conditions, as was acknowledged by the municipal engineer. The four speed humps have been installed. Again, this work was performed in questionable conditions. All joints have been sealed, including driveway joints and center line for a portion of the community. Speed bump signage must now be installed, but cannot be done until the ground thaws. We will have the signs/posts ready for installation in the event we get a break in the weather. The last portion of the road work requires the stone shoulders to be installed.

At this point I think I recommend the Board wait until the spring to fully evaluate the paving project. The Board should not accept the work, and more importantly the deed to the common areas, until such time as the work has been deemed completed in full and

properly. This will require inspection, measurement and evaluation of the final completed work, and include such issues as raised by Lynn (road width, etc). See bulleted points, below.

COMPLETE BEFORE ACCEPTING DEED

- *Complete Road and all other required/agreed upon infrastructure*
- *Evaluate/confirm that all work was completed to plan*
- *Assess the NDPEs exposure*
- *Obtain the balance of funds from Twp., per discussions*

Finance Committee – Attached are the final budget for review. Also attached are the receipts and disbursement reports for November 2014. ***As of this month, we have now transferred all of the budgeted \$73,019 General Assessment Dues from Operating into Reserves. We will finish the year with more in reserves than the approved budget amount for 2014. This is a result of continued strong collections.***

Bingo Club – Bingo for November 15, 2014, made \$475.00, and additional \$108.00 were made in donations for Food and Beverage and Dabbers. The committee turned in \$320.00 to the Club to hold until the next Bingo event.

Kids Club - Upcoming events Kids Club Holiday party to be held in December 14, 2014 from 12:30 until 6:00 PM. Mad Science will be held December 29, 2014 through the January 2, 2015. (No Mad Science on January 1, 2015, due to the holiday.)

Communication Committee – We are evaluating the possibility of installing a system to notify opt-in members every time an update occurs on the BML website.

Common Area Maintenance –

Maintenance is working in cutting growth from the storm water swales.

Tennis court nets have been taken down and stored for season.

First phase of tree cutting in common areas was completed Thursday, December 4, 2014. There is more scheduled.

Final leaf cleanups are being performed.

Mail pod – boxes were moved from the Cornerstone facility to BMNL Mail Pod. There were a few complaints, but as the Board is aware, we notified residents in advance. It was explained that the mailpod is a covered facility, has better access, lighting, and is safer, and has appropriate parking. It was also explained previously that there is no suitable area in Cornerstone for a mail center, and, that the current temporary boxes are actually placed on a privately owned lot, and as such could not remain there.

Administrative –

Dues Mailing - The Operations Staff has been busy preparing the new dues coupons and making copies of the other information for inclusion in the coupon mailer.

Facilities Report - Management is reviewing the 2014 Facilities Report and will have a preliminary report for the Board review for the January meeting.

4. Old Business:

- a. Steve motioned to approve the 2015 Operating and Capital/Reserves Budget, Second by Ernie. All were in favor.
- b. Discussion on our current winter weather procedure focusing on ice conditions. Pat will e-mail the current procedure to all Board members for review/critique this week.
- c. 2015 Board meetings will be held on the second Saturday of every month at 9AM unless an earlier start is required due to volume of content.

5. New Business:

- a. Next Board meeting will be on Saturday January 10 from 9:00AM to 11:00AM. Safety Committee Chairperson (Steve Harper) will meet with the Board at 11:00AM. A community open house at the club house will be held from 11:30AM – 12:30PM with representation from the Board, Committees and Clubs.
- b. Review of the current Committees and a plan for recruitment were discussed. Additional Committees such as Planning, Activities and Litter were also discussed.
- c. Review of comments from the annual meeting and follow-ups assigned.
- d. PMA to purchase reflector poles for the Brushy Mountain Road entrance into the Cornerstone section of Blue Mountain Lake.

6. Adjournment – Gary Smith called for adjournment of the meeting at 9:04PM