

**THE BLUE MOUNTAIN LAKE CLUB**

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**Board of Directors - Meeting Highlights**

**Date: January 10, 2015**

**Club House 9:00AM**

**1. Call to Order – by Gary Smith at 9:09AM**

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

Others: Pat Briegel, Mary Ann Freeby

**2. Motion to approve Minutes:**

- a. Ernie motioned to approve the minutes and highlights (with one revision) from the December 12<sup>th</sup> meeting, Second by Chip. All were in favor.

**3. Gary called to go into Executive Session at 9:13AM**

**Gary close the Executive Session at 9:48AM**

**4. Management and Committee Reports:**

**INFORMATIONAL ITEMS:**

**Cornerstone Update** – Road paving is complete. I looked closely at the paving, and I am not pleased. I am waiting for the feedback on inspection from the municipality. The Road Master has expressed to me some concerns he has about the quality of paving, as well. We have still not received any documentation or reply from the Solicitor on the Cornerstone Agreement that was promised in fall.

**Finance Committee** – Operating and Reserves Cash Receipts and Disbursement reports for December 2014 (will be distributed after bank statements received and reconciled).

**Bingo Club** - Bingo Revenue Report and Funds Request Date: 12/6/14

Attendees 18 @	\$10.00 ea.	\$180.00
Specials Sold	various	<u>148.00</u>
Sub-Total		328.00
Donations -		
Food/Beverage		45.50
Dabbers		<u>16.00</u>
Sub-Total		61.50
Total		389.50

Turned into Office	\$320.00
Retained Food/Beverage Fund	\$69.50

Proceeds from the Bingo held on December 6, 2014 were \$320.00; no additional funds will be needed for the next scheduled bingo.

**Kids Club** – On Sunday, December 14th, the BML Kids Club held a successful Winter Holidays Celebration for resident children and their parents from 2-5pm. Over 71 residents attended (43 children and 28 adults) which is approximately a 75% increase from last year. During the Celebration, children were able to partake in 4 different crafts, prize-winning games, tree decorating, a hot chocolate bar and holiday karaoke (which was a big hit!). The event ended with a visit from Santa who distributed small gifts (all of which cost \$1 or less) to the children. Residents contributed by bringing holiday treats to share. The event was free; \$14 was donated. In addition to my husband (Steve Harper) who assisted with all aspects of the event, Board Member Steve Melnick and his wife Melanie helped with decorating the Clubhouse and attended. Also, special thanks to former Board Member Mike Blanchard and his wife Jackie who set-up and lent equipment for the karaoke and baked and Bernadette Schussler who convinced her visiting father to volunteer as Santa.

**Common Area Maintenance** –

Cornerstone speed humps – Signs were erected in Cornerstone marking the locations of four new speed humps constructed there.

Speed humps – Attached is a map depicting the existing speed humps in the community. Currently, there are 29 speed humps in the community. There are 10 that need a new sign and a dozen that need new post(s). Additional speed humps were requested near the Clubhouse. Location for any speed hump should be based on road geometry – considerations should include; is the area relatively level, on a straight or soft bend, and what is the sight distance? What is the proximity to other traffic control devices? We should discuss the new design installed in Cornerstone.

Tree removal from common areas – three days of tree cutting has taken place. Only trees that threatened structures and/or common areas were removed. In some areas, logs were left in place. Removal will not occur until ground freezes, as we didn't want to damage soft turf.

Graffiti – We painted over the graffiti that was spray painted on Woodbine Lane as a temporary means to cover it until we get higher temperatures. The police were notified and we are seeking any leads or help we can to learn who the perpetrators were. Officer Shelly and I spoke and this does not appear to be gang related and most likely were girls teens.

We are troubleshooting the freezer at the Clubhouse kitchen. The compressor may need servicing/replacement. Service company scheduled for Tuesday, January 5, 2015.

**Administrative** –

Dues Mailing - The Operations Staff prepared and sent the new dues coupons and other information for inclusion in the coupon mailer which was sent in December.

Facilities Report - Management is in the process of preparing an updated draft facilities report for the Board review for next meeting.

Oversize vehicle parking policy – Discussion.

Garbage letters have drawn several calls from owners.

### **Kids Club Proposal:**

Hi Mary Ann:

Please share the following proposal with the Board for consideration:

In my role as Kids Club Chair I was approached by a resident who is interested in conducting Zumba (for children and adults) and yoga classes at the Clubhouse for fellow BML residents.

The resident, Lisa D'Arrigo, and her daughter, Christina D'Arrigo, are licensed instructors in Zumba and yoga and propose to do one or all of the following depending upon interest:

- 1) Fri night: adult Zumba at 7:30 pm (60 mins) (if 7:30 is too late due to rentals, alternatives can be Friday at noon, 12:30pm or 5:00pm)
- 2) Sat morning: Zumba Kids at 10:30 am (45 mins)
- 3) Sun morning: adult Zumba Gold (low impact) or Yoga at 9:00 am (60 mins)

Participant Fee (to cover cost of instruction):

Blue Mtn members - \$25 per person for 4 classes or \$7 drop in fee per class

Blue Mtn member guests - \$7.00 per class

Minimum participation of at least 5 participants per class, prior to scheduled session, will be required. Advanced registration can be done via email or Facebook once BML members sign up. If preferred by the Board and PMA, registration and payment can also be handled through the Management Office. Participants will be required to sign safety waivers prior to participating. Both instructors carry their own liability insurance.

Please let me know if additional information is needed. Based on feedback from parents participating in Kids Club activities, I believe that there is an interest among residents in Zumba.

Thank you for forwarding to the Board for their consideration. I look forward to their response.

Have a good day,

Michelle

## **5. Old Business:**

- a. Discussion on the newly formed intersection and need for a stop sign. Pat explained that this is part of the scope that the TWSP is responsible for and he will notify them. Pat also mentioned that this could not be done until the ground was soft enough.

Steve motioned that a stop sign be installed at the newly formed intersection where the access road from the Cornerstone section of BML meets BML Drive ASAP, Second by John. All were in favor.

- b. Discussion on the request for Zumba lessons presented by Michelle Harper.

Vince motioned to approve the Zumba activity as long as all rules and procedures concerning insurance, payment procedure and BML policy are followed, Second by John. All were in Favor.

- c. Discussion on community speed bumps as some residents want less speed calming devices, some residents want more and some want them reduced in size. The Board has instructed Pat to survey all speed bump signs to determine if there are any signs missing or in need of repair. After this is completed, Pat will present costs to the Board to replace/repair signs as they exist today as well as cost to change to a larger sign face for more visibility.
- d. Discussion on a member's request concerning their ongoing violation of street parking. Lynn to work with Mary Ann on written response.

## **6. New Business:**

- a. Discussion on a reported burglary in BML. A resident reported a burglary to a Board Member, who in turn contacted Management. The Police were contacted by Management to discuss the incident. The incident is currently under investigation.

Upon Management's request, SARP immediately added additional patrols in the area of the incident. These extra patrols resulted in a multiple Police car response to suspicious youth activity in the area. After investigation, it was determined that there was no criminal activity.

- b. A resident reported graffiti on Woodbine Lane to a Board Member. Management was made aware of this right away and the graffiti was covered over immediately. Police were also called-in and an investigation is currently underway. Management and the Board have a zero tolerance

policy concerning destruction of public property and will continue to push the investigation.

- c. A concern from a resident about the new speed calming devices installed in the Cornerstone section of Blue Mountain Lake was discussed. These are built to Penn Dot specs.
- d. The Winter snow removal policy is to be re-written to include ice treatment and posted to the web site as well as at the mail pod.
- e. In an effort to create a master BML calendar, all Committees are requested to submit an annual calendar to Mary Ann for consolidation.
- f. Discussion to resolve an ongoing street shoulder issue.

Steve motioned to approve up to \$250.00 for immediate resolution with instruction to PMA to handle this, Second by Vince. All were in Favor.

- g. Discussion on enforcement of rules and regulations. A Warning / Fine log will be maintained by management and reviewed with the Board as requested. Strict enforcement of all parking policies will be carried out in order to keep community roads as safe as possible and the community looking its best. The DRC Committee will continue to work with management to ensure the enforcement of all rules and regulations.

**7. Safety Chairperson – Steve Harper**

- a. Steve discussed emergency preparedness with the board and is looking to help create policy and procedure where required. Steve is asking the board to identify areas of concern as the first step.

**8. Adjournment – Gary Smith called for adjournment of the meeting at 11:33AM**