

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: February 14, 2015

Club House 8:00AM

1. Call to Order – by Gary Smith at 8:04AM

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

Absent: Vince Ricci (Proxi vote to Steve Melnick)

Others: Mary Ann Freeby

2. Motion to approve Minutes:

- a. Gary motioned to approve the minutes and highlights (with one revision) from the January 10th meeting, Second by John. All were in favor.

3. Management and Committee Reports:

INFORMATIONAL ITEMS:

Cornerstone – Speed Humps We have received a bill in the amount of \$3400 for the four speed humps installed by Popple. Stroud Twp. has not yet accepted the paving performed by Popple, as there were questions with paving. Should the speed bump invoice be processed, or, advise Popple that we are waiting for the municipality to approve the paving work, including the humps?

Finance Committee – Operating and Reserves Cash Receipts and Disbursement reports for January 2015. Collections and A/R reports have also been provided. A report detailing the cost to the Club from Owners paying with credit cards has been requested and will be submitted before next meeting.

Bingo Club –

Date: 2/7/15

Attendees	15	@	\$10.00 ea.	\$150.00
Specials Sold			various	<u>105.00</u>
Sub-Total				\$255.00
Donations				
Food/Beverage				\$ 78.00
Dabbers				<u>0.00</u>
Sub-Total				\$78.00
Total				\$333.00
Turned into Office				\$320.00

Retained Food/Beverage Fund \$13.00

Proceeds from the Bingo held on February 7, 2015 were \$320.00; no additional funds will be needed for the next scheduled bingo.

Kids Club – No current events

Zumba held last Friday, 7, 2014 had 8 participants. Zumba and one Yoga session scheduled for the next four Friday evenings.

Communication Committee –

After a request from a community member, our website now features an opt-in sign-up for members to receive e-mail notice whenever an update occurs on the Blue Mountain Lake website. This is a new feature and will be on our home page as well as communicated through our mail pod A-Frame sign.

Common Area Maintenance –

Loader, plow and labor dug out the fire hydrants following the heavy snow of Monday February 2nd. (Note: There was no charge to the Club for this work.)

The HVAC service company was contacted and is scheduling an inspection to adjust the air (heat) flow in the Clubhouse

Update on the freezer at the Clubhouse kitchen. The compressor was repaired, but is getting “tired”.

Weather has delayed the placement of boulders in roadside parking area.

Administrative –

- Facilities Report – The 2014 Facilities Report is ready for Board review.
- Oversize vehicle parking policy – ratify at Board Meeting.
- Lynn Ball and Mary Ann created post card regarding a change to Rule 36 regarding On street/common area Parking and Parking during storm events. Mailing pending Board Approval
- Garbage letters have drawn several calls from owners.
- Winter Storm Response Policy revisions should be completed and approved by Board.
- Long Term Capital Improvements – Management needs input on the planning for capital improvements, some of which were anticipated this year, such as the recreation field, etc, so that we can begin obtaining bids for that work.
- Security – Discussion on reporting policies.

SARP Report

January 10, 2015 through February 10, 2015

Prepared by Officer Christopher Shelly

Sixteen total incidents reported

- 2- abandoned vehicles
- 1-suspicious activity-report of activity at a foreclosed home/ check revealed no entry and no prints in the snow, appears to be unfounded.
- 1-motor vehicle accident
- 1-neighbor dispute (over dog urinating on property)
- 1-theft- foreclosed property. Bank is claiming kitchen appliances were stolen
- **5-false** alarms fire/burglar alarms.
- 1 - Assisted PA State Police in trying to locate a vehicle. Vehicle determined not to be in BML, but in NJ.
- 1-report of a stolen vehicle, turned out to be repossession.
- 1-Officer assisted/ resident locked self out of house.
- 1-domestic, no charges warranted
- 1- Mental health call

4. Old Business:

- a. After discussion about the invoice for the speed bumps in the Cornerstone section of BML, the board decided to hold on payment until the town signs off on the quality of the paving throughout this section of BML.
- b. PMA to survey all existing speed bumps (weather permitting) and present cost estimates for repairs, modifications and additions.
- c. Discussion on the current BML disaster plan and development of a new plan. Mary Ann stated that she has experience with these types of plans and will find the plan that she presented to the board several years ago. This plan could serve as a starting point for a new updated plan. Chip to set up an initial disaster plan meeting with the Safety Committee and Gary.
- d. Steve motioned to accept the new parking rule (Rule #36). Second by Lynn. All were in Favor.
- e. Lynn motioned to do a community-wide mailing to inform all members of the new rule #36. Second by Ernie.
FOR: Lynn, Ernie, Chip
AGAINST: Gary, Steve, John (Vince by proxy through Steve)
- f. The new rule #36 will be communicated to members through our two main established methods of communication – the BML website and the A-Frame sign at the mail pod. The community bulletin board at the mail pod will also be utilized for this communication.
- g. Discussion concerning an ongoing situation with a members unauthorized

shed. Member is to be fined according to BML Club rules and notified that additional monthly fines will be levied if compliance is not satisfied.

- h. Steve to have the approved Winter storm policy posted to the BML web site.
- i. Gary to prepare a current list of action items to be presented and reviewed at every Board meeting.
- j. Discussion on the proposed renovation to the two underutilized rooms in the club house.
- k. On-line votes for Committee members conducted prior to the February 14th meeting are below and recorded into the minutes.

Gary Smith motioned for the following Committee appointments via e-mail dated January 13, 2015. Second by Lynn Ball.

Finance Committee:

Ernie Hayfield, Lynn Ball & Gary Smith

For: Gary, Vince, Steve, Lynn, Chip, John

No e-mail response: Ernie

DRC Committee:

Lynn Ball, Augie Lesaca & Susan Macovsky

For: Gary, Vince, Steve, Lynn

Against: Chip, John

No e-mail response: Ernie

Communication Committee:

Steve Melnick, Vince Ricci & Mark Sowers

For: Gary, Vince, Steve, Lynn, Chip, John

No e-mail response: Ernie

5. New Business:

- a. Discussion on payment of dues through a credit card. The total cost to BML in 2014 was \$10,673.46. This includes both regular scheduled dues payments as well as delinquency payment plans. Per Mary Ann – we have 61 current payment plans but do not know at this time how many are paying with a credit card. Determination of the number of regular monthly dues payments being made on credit cards as well as the cost to BML for these transactions throughout 2014 is necessary to continue this conversation. The Finance Committee will look into this further and provide a recommendation to the Board.

- b.** Review of the current Reserve balance. The Finance Committee will set a minimum monthly deposit amount for the reserve account. The Finance committee will present this recommendation to the Board at the March 14th meeting. In addition, they will determine the amount of additional funds deposited on a monthly basis by reviewing the actual deposits against current expenses and anticipated expenses. This will become a standing monthly agenda item.
- c.** The Board has requested a monthly budget variance report for both the operations and reserve accounts from PMA. This will become a standing monthly agenda item.
- d.** Ernie to develop and publish a 2015 Finance Committee meeting schedule prior to the March 14th Board meeting.
- e.** Steve to publish the Communication Committee process (with the agreed upon changes from the February 14th meeting) prior to the March 14th meeting.
- f.** Discussion on Communication to homeowners. Mary Ann suggested additional bulletin boards throughout the community including bus stops. John suggested a lighted overhead sign at the mail pod. Steve suggested a large board mounted to the clubhouse on the side by the walkway to the pool. The Communications committee will look into these suggestions.
- g.** Gary to set up a second meeting for establishing a long-term Planning Committee.
- h.** John brought to the attention of the Board that a club member told them that they had seen a Board member drive into the mail pod through the exit. Gary admitted that this was him and apologized. He stated that this will not happen again.
- i.** Discussion on the club house freezer repair and overall condition. This will be the last repair on this unit. This freezer will be replaced with a new (energy efficient) residential unit the next time it needs repair. The old unit will be scrapped for cash toward the new purchase.
- j.** Discussion on the current BML policy on rentals. The board to investigate what can be done to ensure compliance of existing rules as well as ensure that background checks are part of the review / authorization process. Investigation on other HOA best practices on this subject is required.
- k.** Review of delinquency report supplied by PMA. Lynn requested an

expansion of this report to be added as a standing monthly agenda item. The Finance committee will review every month and lead the discussion at the Board meeting.

- I. Discussion on funding memberships to the Community Associations Institute (CAI) for Board members that want access to this information. Cost of three additional memberships is \$179.00 per year bringing our total memberships to four.

Gary motioned to approve funds for these memberships, second by Vince.

For: Gary, Vince, Lynn, Steve

Against: John, Chip, Ernie

6. **Adjournment – Gary Smith called for adjournment of the meeting at 11:25AM**