

**THE BLUE MOUNTAIN LAKE CLUB**

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**Board of Directors - Meeting Highlights**

**Date: March 14, 2015**

**Club House 9:00AM**

**1. Call to Order – by Vince Ricci at 9:11AM**

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

Absent: Gary Smith (Proxi vote to Lynn Ball)

Others: Pat Briegel, Mary Ann Freeby

**2. Motion to approve Minutes:**

- a. Steve motioned to approve the minutes and highlights (with four revisions) from the February 14<sup>th</sup> meeting, Second by Lynn.  
FOR: Steve, Lynn  
AGAINST: Ernie, Chip, John

**3. Management and Committee Reports:**

**Cornerstone** –Discussion on Popple.

**Finance Committee** –Operating and Reserves Cash Receipts and Disbursement reports for February 2015. Requested Credit Card Report for February 2014 indicating Current and Delinquent accounts paid via credit card. Additional financial reports to be discussed.

**Treasurer – Finance Committee Meeting Schedule for 2015**

**All meetings to start at 1:00 PM to 2:15 PM**

- Friday, April 17, 2015
- Friday, May 8, 2015
- Friday, July 17, 2015
- Friday, September 18, 2015
- Friday, October 16, 2015
- Friday, November 6, 2015
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**Bingo Club** – Bingo was cancelled for March. Committee is awaiting pricing for repair to the Bingo Board.

John to provide paperwork on Chips behalf. See Chips email.

**Kids Club** – Meeting scheduled to assess interest in events – Thursdays 10 Am to 11:30 AM.

Kids Zumba dates Saturday, April 4, 18, 25 and May 2<sup>nd</sup> at 11:00 AM.

PB spoke with Michelle Harper about the tennis program, and will be introducing another community resident who has experience running tennis programs, as a SARTA and USTA member, and is a new member of the BML community who is a very accomplished tennis player. Michelle expressed great interest in speaking with her.

**Adult Zumba** - Four community members participating. Zumba has four regular community participants. Zumba and one Yoga session scheduled for Friday, March 20th and 27th.

### **Common Area Maintenance** –

All State Porta Potty insurance. Please advise if we should spend \$10 per month for insurance of the porta potties.

Speed humps – Not all community speed humps require modification/replacement. We are developing a map with ones that are unreasonably high (including one where settled pavement adjacent to the hump should be repaired.) We ask the Board to review this list to advise whether they agree if these are the ones to be replaced/repared.

We contacted the paving company who performed the road maintenance last year. We will be meeting later in March or early April, weather permitting, to review the work performed last year, and discuss the work they bid for this year, and which has been included in the reserve budget for 2015. Additionally, he will be reviewing the speed humps with me, in order to provide pricing for same.

We contacted the Asphalt repair company who was contracted to repair the tennis courts last year. Their proposal is attached. My goal is to get this work schedule and completed as early in the season as possible, to support our initiative to expand that facilities usage. Note that the pricing is within the budgeted line amount of \$9,950. There may be minor repairs required in additional to the contract, determined once snow cover dissipates.

The HVAC service company serviced the air (heat) flow in the Clubhouse.

Correspondence was sent to the Developer of Mt. View, Mr. Ben Ciliberto, requesting the deed(s) for the open space in that phase.

### **SARP/Security Report – Compiled by Officer Christopher Shelly 23 Total Incidents (February 1 – March 12)**

17-false alarms fire burglar alarms

2 domestic disputes, no arrest in either.

1 runaway juvenile

1 motor vehicle accident

1 welfare check on a person.

1 Report of suspicious activity. This was a foreclosure. The officer checked the residents which had no fresh Prints and everything appeared to be okay.

### **Capital Improvement Planning**

I have been working on developing a comprehensive approach to Capital Improvement Planning (as part of the Broader Long-Term Planning) for this community. There are several steps that should be undertaken, listed in the attachments.

Attached is a draft community recreation map which shows our open spaces and improved areas, for Board review and approval. The purpose of this map is to identify and delineate areas for current and future improvement. Blow ups of Active Recreation areas, at the Clubhouse and Lakeside, are also recommended. These blow ups at larger scale will allow for better identification and positioning of existing and proposed improvements.

In addition to the map, I have created a list of potential/suggested improvements (a menu, if you will). This is broken into active and passive recreation, and is also attached. The Board should review the list and advise on additions/deletions.

### **Violation Notice Correspondence and Request to void Assessment**

1. Witness Tree – on street parking violation w/ photos
2. Watertower Circle – Dog and trash can violations – (note was not aware of the electric fence which does not require leash)
3. Cornerstone - Sealed Letter regarding fines for shed and trailer parking.

#### **4. Old Business:**

- a. Continued discussion on meeting minutes from February meeting. These minutes cannot be published until the board reaches an agreement on one issue.
- b. Pat to prepare a map and suggested plan for speed bump repairs / replacements as well as corresponding signage for review at April meeting.
- c. Discussion on Board correspondence and voting through e-mail between meetings as required.
- d. Board into Executive session at 9:41AM / Out of Executive session at 9:59AM
- e. The new process for all e-mail correspondence between meetings will be that John will call Ernie to notify him of all e-mails and explain any action required.
- f. A standing line will be added to the agenda to capture all on-line communication / voting between meetings.
- g. Board into Executive Session at 9:54AM / Out of Executive session at 9:59AM.
- h. Discussion on the reserve account and minimum monthly deposit. Pat to send current process to all board members.
- i. End of year fiscal numbers are due at the end of March and will be presented to the Board for review at the April meeting.
- j. Discussion on financial reporting to the Board. Focus on delinquency (past

- and current) to review every month and create action plans.
- h. Review of quotes for a fireplace screen at the gazebo.

**5. New Business:**

- a. Lynn requested that the Finance Committee meets monthly as they have not yet held a meeting in 2015. Ernie disagreed with the need for this and said “that’s what the management company tells us”.
- b. Approval to evaluate the required repairs to the Bingo equipment (covered by the Bingo account) was signed by Vince.
- c. Events proposed by Michelle Harper are in line with previously approved policy.
- d. Mary Ann to blow up the amended rule #36 and post in the glass case at the mail pod.
- e. Vince motioned to approve the additional insurance expense for our porta potties, Second by Steve. All were in Favor.
- f. Steve motioned to approve the repair cost for the two upper tennis courts, Second by John. All were in Favor.
- g. Discussion on the budgeted Capital Improvement plan. Pat to move ahead with gathering quotes.
- h. Review of violations in the community.
- i. Opened and reviewed a sealed letter to the Board concerning two violations and fines for separate ongoing policy violations. PMA to answer this letter in writing explaining the violations in full detail and enclosing a copy of the rules and regulations.
- j. Next open Board meeting to be held on April 11 starting at 10AM.

**6. Adjournment – Vince Ricci called for adjournment of the meeting at 11:45AM**