

## THE BLUE MOUNTAIN LAKE CLUB

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### Board of Directors – Meeting Highlights

Date: April 15, 2014

7:00PM at the Office

#### 1. Call to Order – by Vince Ricci at 7:05PM

- a. Attendance: Vince Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori, John Gumina (phone) – John was called for an emergency at the hospital and had to leave the meeting at 7:40.
- b. Others: Pat Briegel, Mary Ann Freeby

#### 2. Motion to approve Minutes:

- a. The minutes and highlights from the February meeting were approved as written. All were in favor.
- b. The minutes and highlights from the March meeting were approved with one change. All were in favor.

#### 3. Management and Committee Reports (presented as written by management)

Common Areas – Cold patch asphalt repairs were made on April 3 and 4. Garbage pickup detail was performed on April 2. Maintenance personnel continues to perform spring cleanups, as weather permits. The Common areas including the Manor homes were addressed last week. Maintenance performed cleanup of the Walking Trails, Clubhouse area and Gazebo. Entry signs shrubs were trimmed, a general cleanup performed, and fresh mulch was added. Once weather permits, flowers will also be planted.

Clubhouse – Interior bathrooms were spackled and repainted. Exterior bathrooms had flooring repairs to the tiles. They are also being repainted. Flooring for the main room began yesterday, with demolition of the existing materials there. We expect that work to be completed by the end of this week.

Tennis/Basketball Courts - The tennis courts have received a thorough spring cleanup and nets have been replaced on two courts. Final sealing followed by painting of the upper courts will commence once weather and temperatures allow. We will be replacing the old nets with new ones.

Brushy Mt/Pocahontas Intersection – Unless the Board decides to move the front entrance wing wall sign with stone pillars, the best we can do is request that municipality cut back the brush a couple feet in their ROW along the west side of the road to improve the sight distance. The signs impede any additional sight distance improvement. The township has already let out the bid for the repaving work on Brushy Mt. Road.

Lake – We received the 2013 Annual report from our lake treatment company. I will be meeting our Biologist in the coming weeks to discuss this year's treatment. Last year was a very successful year, based in part on weather, as cited in the report. We hope for the same this year.

Tree Removal Request – An adjacent property owner to Club property has, through his tree contractor, requested removal of approximately 20 trees that are obstructing his view of the Water Gap. The trees are located on steep terrain that is not otherwise used. According to the contractor, the trees would be cut and left there on the ground. I advised that I could not approve that work, and would present to the Board for input.

Cornerstone – Infrastructure report – Counsel is waiting for the Twp Solicitor to finalize the Agreement. This includes the schedules which are part of the Agreement, and require the municipal engineer inspection and input. I was with the Engineer on site last week. He said he is working on developing the schedules, which he anticipated to have completed by the end of next week. This information will be attached to the Agreement, and should be reviewed and approved by the Board.

Cornerstone Mail pods – Per the Boards direction, I revisited the mail service options presented at the March meeting in an effort to refine the options available. It will not be possible to expand/improve or continue to utilize the current location long term, because of its location relative to lots and grading.

## **COMMITTEE REPORTS**

**Finance Report** – The Operating Cash Balance was \$108,079.98 as of March 31, 2014. The Reserve Cash Balance was \$217,918.41 as of March 31, 2014. Detailed Operating and Reserve Cash Receipts and Disbursements reports are attached. K. Hardy Agreement - The

Board requested last meeting for additional information regarding K. Hardy's Agreement, to ascertain the impact of proposed increased fees for copies and secretarial time. Based on last year's (2013) billing, the total secretarial hours billed was 395.25. The total number of copies billed was 12,243. New Dam fee - (see attached letter). Pursuant to the letter from DEP regarding: 25 Pa Code, Chapter 105, Dam Safety and Waterway Management Annual Dam Fee, a fee will now be charged annually. The amount is determined by two factors; Hazard Potential Category and Size Category of the dam. For The Blue Mountain Lake Club dam, the fee under section 105.131a (relating to manual dam registration) will be \$1,500.00. This fee has not been levied previously. It is recommended the Board take action to approve the payment of this new fee, in accordance with the attached letter. (See additional comments, below.) The 2013 audit report, financials and tax return will be distributed to Board members next week, for review. The 2013 tax return extension paperwork has already been filed. Additional requested information for the collections report will be compiled for future meeting. YTD budget to actual for the first fiscal quarter (Jan – Mar 2014) will be presented next month.

**DRC Committee** – An orientation meeting for new DRC members Lynn Ball and Ed Cron has been scheduled for Wednesday, April 23 at 10 AM.

**Safety Committee** – The Safety Committee has scheduled their first meeting for later in the week. The committee will generate a list of planned objectives for 2014. The Board should have this for their May meeting.

**Kids Club** – 23 Children participated in the Kids Club Mad Science program. Parents accompanied children and the feedback has been very positive. Kids Club Chair Michelle Harper will be preparing list of proposed Kids Club events for review and approval by the Board.

**Garden Committee** – We met with Ed Cron at the garden area on April 3. We measured the proposed expansion area, and marked the area. PMA offered to perform all of the heavy work – excavation, installation of 11 posts, backfill with stone, cutting and fitting 6 x 6 timbers for boxes, delivery and installation of boxes, installation of fence material over posts, delivery and installation of topsoil for boxes, delivery of mulched wood chips for walking paths. The excavation and post installation is completed. The fence has also been installed, except for a portion left open to allow for the soil and mulch installation of the boxes. We still need to decide on a gate – either purchase of a prebuilt one, or, build one custom. So far we have over 80 hours of labor and machine time in the project. As stated all labor and machine time (excavating and hauling materials) is being donated by PMA to the Garden Committee.

### **Other Matters:**

New Dam fee letter and schedule (referenced above) - There are other fees, in addition to the requested fee referenced above, in the schedule attached to the letter. In my interpretation of the letter, these other fees are not being levied against BML Club Dam at this time.

Emergency Action Plan for BML Club Dam – **UPDATE** Currently with Monroe County Emergency Management under review. Once approved there it will be forwarded to PEMA (Pennsylvania Emergency Management Agency), then to DEP for their final review. Once approved, the plan will be disseminated in accordance with the requirements.

### **4. Old Business**

- a. Discussion on options concerning the mail at Cornerstone.
- b. Discussion on the renewal of Kevin Hardy's collection contract. Steve motioned to counter offer to accept the new rate increase and deny the copy charge increase. Second by Lynn.  
For – Steve, Lynn, Mark, Gary  
Against – Chip  
Abstain – Vince  
Absent – John
- c. Lynn requested the details of the February 4, 2014 expense to Charlie Vogt.
- d. June 21st meeting will be a split meeting. Board only from 9:00 – 10:30AM and then open meeting at 10:30AM.
- e. Discussion on snow removal around fire hydrants. Mark will bring a copy of the State law concerning this matter to the May meeting.
- f. Discussion on the parking policy during snow events. Lynn and Mary Ann will bring first draft to the May meeting for discussion. The plan is to adopt a new policy and announce at the June open meeting.
- g. The following suggestions were brought up for Pat to take to the town concerning the poor sight line while turning from Pocahontas onto Brushy Mountain Road:  
\*Lynn suggested a speed bump or rumble strips to slow the traffic coming out of the blind curve.  
\*Steve suggested that we ask the town to cut back the trees and brush on their property and BML does the same to clear the line of sight. In addition, Steve asked Pat to get an estimate on moving the BML stone sign back after clearing the brush in order to increase the sight line.  
\*Steve also suggested that Pat request a turning stripe for the Northbound traffic on Brushy Mountain Road turning left onto Pocahontas as many drivers take this turn too sharp and come into the lane of Pocahontas traffic.

## 5. New Business

- a. Vince brought up the ½ bench between the mail pod and the boat launch. He asked Pat to clean this up and save the side concrete portion for possible future use on a repair.
- b. Pat informed the Board that a landscaper representing a neighbor to BML requested permission to take down or top off trees on BML property in order to clear a better view for said neighbor. Steve motioned that we deny the request to remove or top any trees on BML property. Second by Chip.  
**For** – Steve, Chip, Gary, Vince, Mark  
**Against** – Lynn  
**Absent** – John
- c. Vince to schedule a work session to discuss the terms of legal representation
- d. Board sub-committee to set objectives for short term as well as long term plan for BML. After objectives are set, the sub-committee will work with Pat and PMA to align the objectives of PMA to correspond with those of BML.
- e. Boat policy discussion.

## 6. Adjournment – Vince Ricci called for adjournment of the meeting at 9:45 PM, Gary second - all were in favor.