

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: May 13, 2014

7:00PM at the Clubhouse

1. Call to Order – by Vince Ricci at 7:00PM

- a. Attendance: Vince Ricci, Steve Melnick, Lynn Ball, Chip Callori, Mark Sowers, John Gumina
- b. Others: Pat Briegel, Mary Ann Freeby, Charlie Vogt

2. Motion to approve Minutes:

- a. The minutes and highlights from the April meeting were approved with corrections. Vince motioned to approve, Lynn second - all were in favor.

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

Approval of Dam Permit Payment – Pursuant to the directive from last months' Board meeting, Management followed up with the DEP on clarification on the permit fee. The annual registration fee in the amount of \$1500 is due and payable. This is a new fee, one which has not been paid previously. The current dam permit number is good for the lifetime of the dam, so that fee (from the schedule provided last month with letter) is not due. The funds go to the PA Clean Water Fund. Please authorize payment of this fee.

Policy for Use of Lake by SFD – Management received several emails regarding the use of the lake for training exercises by the Stroud Twp Volunteer Fire company (SFD). The SFD staged training activity on an early evening before dark. Several Board members questioned why neither Management nor the Board was notified in advance of this activity. Background: There has never been access or notification requirements or restrictions placed on the SFD in the past related to their use of community water supplies, including lakes and ponds, for fighting fires or performing drills. This is likely because there have never been any issues from the infrequent times where they have been in the community. The Board should consider whether a policy is necessary.

Kevin Hardy Agreement – Attorney Hardy has requested the Board accept a five cent increase for copies instead of the ten cents initially proposed.

Notice on Pool/Spray Park – See below draft proposed notice for posting.

BML Pool and Spray Park Water Quality Testing

The BML pools and spray park are permitted and regulated by the PA Department of Health. The water quality is monitored daily, and is tested throughout the season by a certified, independent laboratory, which not only reports results to BML, but also to the state department of health.

BML engages a professional pool management company that provides professional advice in the operation of the pools, including the proper application of chemicals used to treat the water and keep the pool clean and safe.

BML and the state are both promptly notified by the laboratory of any water quality samples which fail to meet requirements. If there is a problem, the facility is temporarily closed and water treated (usually, shocking with chlorine or other chemical). BML DID NOT experience any last year. If a sample necessitates pool closing, it remains closed until subsequent testing verifies water quality to allow reopening.

Through these measures, BML takes great efforts to maintain safe public bathing facilities, which are in conformity with the Department of Health requirements.

Kids Club – Proposed Events for Board Consideration and Approval

1) Gardening: In collaboration with the Garden Club, the Kids Club proposes to introduce children to gardening the weekend of May 31- June 1st. Details are underway.

2) Mad Science: The Kids Club had a successful and full workshop with Mad Science of Lehigh Valley in April. Building off its success, with Board approval, we would like to invite Mad Science to conduct a one week, half day summer program/camp for interested residents. The program will focus on multiple sciences based themes for 5-12 year olds from 9/9:30-12/12:30. Costs will be covered by participants and cost \$125/p.p. for 15 hours. Activities will take place at the Clubhouse. Parents will be required to sign the waiver previously provided by Management.

3) Weekly or Bi-Weekly Activity: During the summer, we propose to offer activities at either the Clubhouse or Gazebo during the week and/or weekends including crafts, music, hiking @ BML, Family Game Time, and Movies.

4) We propose to maximize the use of the amenities by offering group tennis and swimming lessons for fee. The fee will be paid by participants to cover the cost of the lesson (with a possible nominal surcharge to support future Club activities). For swimming, it is proposed that lessons be conducted during either the first hour of the pool operating hours or an hour before at one of the pools. Certified instructors will be sought. I am consulting with the YMCA for referrals.

Clubhouse Wi-Fi - Board President requested pricing on providing open wi-fi at Clubhouse.

INFORMATIONAL ITEMS:

Finance Committee – The 2013 BML Club draft financials and audit were delivered to the Finance Committee on Thursday May 1, 2014. A meeting was held on that day. A follow up meeting has been scheduled for next week.

Attached is the Receipts and Disbursement report for last month (April 2014)

Attached is a report showing first quarter 2014 BML budget to actual.

DRC Committee – There were two meetings of the DRC Committee. The first was an orientation meeting, where new members were provided information and explanation on the functions of the committee. The second meeting was the beginning of a comprehensive review of current design guidelines, rules and regulations, and other policies related to the Committee. Once the committee completes their review, they will be submitting to the Board their recommendations.

The Safety Committee - Request to the Board of Directors - Meeting date Wednesday 23, 2014

1) Correspondence from Steve Harper:

Good afternoon Mary Ann -

Can you please forward this to the Board?

Please be advised that we have held the initial meeting of the Safety Committee today and we have commenced the process of developing an updated emergency preparedness and safety plan for the community. To that end, in order for this endeavor to be successful, it is imperative that a representative from Management be a standing member of the Committee. Subsequently, I welcome the opportunity to share our progress and recommendations with you.

Thanks!

Have a great day!

Steve Harper

2) The community magnets have arrived. The Safety Committee recommends a mailing with summer safety tips.

Bingo Club – See revenue report, attached

Other Items –

BML 2014 Pools/Spray Park Season – Pool opening and operations – The pool contractor has done preliminary work to open the pool and spray park areas. The schedule for the facility operation will remain similar to prior years. Operating hours are 11:00 AM until 7:00 PM. Pools/Spray Park opening will begin the holiday weekend commencing Saturday, May 24, 2014, weekends only (Saturday and Sunday) until Saturday, June 21, 2014, there after the pools will be open every day, from 11:00AM until 7:00 PM. The last day of the pool season will be Labor Day, Monday, September 1, 2014.

BML Garden Club - BML fenced garden area completion – the last piece of construction, the gate was installed on 5/2. The area is now ready for planting. Photos of the progress and construction have been posted to the BML website.

BML Clubhouse - Maintenance and repair work continues inside the exterior bathrooms and is nearly complete. This includes the flooring repair, repainting, and replacing a backsplash in the men's bathroom which was warped and unsalvageable.

Common Area Maintenance - Planting and mulching of common areas. Flowers were planted at the guard shack and at the mail pods. Annual plantings will be installed at the pool area as well. We have begun regular mowing and trimming of common areas as well, following the heavy rains at end of April.

PMA Snow Plowing Fire Hydrants – Follow up from discussions with Board on providing service for snow removal from fire hydrants.

Brushy Mt Road Resurfacing – The municipality has accepted a bid for the road resurfacing work on Brushy Mt. Road. That work will commence later this year.

Cornerstone Update – There was a meeting to review schedules for Agreement, held at township offices on 5/1 with municipal engineer, solicitor, and Supervisor attended by counsel Vogt and Patrick. A follow up meeting held on 5/7 with municipal engineer and Patrick to meet on site and review additional infrastructure requirements and quantities for schedules.

Boat Registration Proposal – For Board review, please see attached with costs for signage and registration stickers.

4. Old Business

- a. John motioned to pay the new Dam permit fee, Mark second – All were in favor.
- b. Discussion on the use of our lake by the Stroudsburg Fire Department ended with a unanimous agreement that The Blue Mountain Lake Club welcomes the Fire Department to use our lake for training and emergency water supply as needed. Pat will call SFD to request notice prior to training sessions going forward.
- c. Steve motioned to accept the counter offer by Kevin Hardy of a 5 cent per copy increase, second by Vince – all were in favor.
- d. Mark volunteered to create an article for the website concerning the water quality and safety of our pools and spray park.
- e. Steve motioned to reserve the club house exclusively for the Kids Club Mad Science event pending the proper documentation and financial policies are followed, Second by Vince – all were in favor.
- f. The board agreed to allow swimming lessons for a fee pending the proper information and financial policies were adhered to. These lessons will need to be prior to the scheduled opening time of the pool area and all costs will be covered through the lesson fees.
- g. For the sake of time, the board agreed that approvals for “simple” events can be granted after voting via e-mail by Board members.
- h. Prior to the meeting, Vince asked Mary Ann to research the cost for WIFI at the clubhouse. Mark raised concerns about minors being able to download porn. Based on the \$200.00 / month cost – Vince tabled the topic.

5. New Business

- a.** The delinquency report was reviewed and all information was returned to management.
- b.** Chip presented changes to the Bingo program that will take effect starting on June 28. Steve will handle the communications concerning the changes.
- c.** Vince motioned that the board go into executive session at 9:14PM, Lynn 2nd – all were in favor. Steve motioned that the board come out of executive session at 9:38PM, Vince 2nd – all were in favor. No decisions were finalized.
- d.** Mary Ann presented a letter from a member concerning past dues and a reduction of the interest rate on the current repayment plan. This member has been consistent with payments that were agreed to in order to catch up to current status. John motioned that we reduce the interest rate to 3% based on the members past practice of paying along with their guarantee of catching up by April of 2015 to current status. In the event that this does not occur, 15% will be charged against the full outstanding balance. 2nd by Vince. In Favor: John, Vince, Steve, Chip, Mark. Against: Lynn
- e.** Mary Ann presented a letter from a member requesting the use of Blue Mountain Lake property to run a Saint Jude walkathon open to the general public. This request was denied by unanimous vote.
- f.** Next Board work session will be June 7 at 8:30AM in the Clubhouse.

6. Adjournment – Vince Ricci called for adjournment of the meeting at 10:04PM, Chip second - all were in favor.