

## THE BLUE MOUNTAIN LAKE CLUB

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### Board of Directors – Meeting Highlights

Date: July 11, 2015

Club House 8:00AM

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

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

Others: Pat Briegel

#### 2. Review of Minutes:

- a. Steve motioned to approve the minutes from the June 13 meeting with one edit, second by Lynn. All were in favor.

#### 3. Management & Committee Reports:

##### INFORMATIONAL ITEMS:

**Cornerstone** – Update. Pat contacted the Municipality and had them install the stop sign per last meeting discussion. Also, requested that the streets be broomed regularly by Contractor until road shoulder treatment is completed.

**Speed hump repair/sign costs**– Contractor indicated a start date of mid July, weather permitting. The unseasonably wet weather has delayed many road projects. The cost for replacing signs for 21 speed humps with 42 new signs and posts (one for each side of the road) like the ones erected in Cornerstone is \$3,881. This includes removal of existing signs/posts and disposal, cutting wood posts off at base, and installing new posts and signs.

##### **Reserve/Capital project Updates –**

- Tennis court resurfacing – Has been completed, and two new nets installed.
- Road work – Road rejuvenation was performed on Blue Mountain Crossing and Escoll Drive. Nine total homeowners reported to the office that they picked up rejuvenator sealant on their vehicles/driveways. The contractor sent personnel to address these problems on two separate dates, using power washer supplied by PMA. Discussion.
- Additional fencing for rear fence line of the recreational field behind the soccer nets was installed per Steve's request and Board approval.
- High definition cameras were installed on the roof of the Club House to obtain better footage of the basketball court and far pool area. Other cameras are being moved and replaced where needed. Volleyball net is up.
- Vince advised to hold off on a screen/grate for the fireplace at the gazebo

**Finance Committee** – Attached see Cash Receipts and Disbursement reports for both Operating and Reserves accounts for June 2015. Additional reports on credit card usage broken out by payment for current dues and delinquent dues, forthcoming. Also, attached is the Income Expense Budget Performance Report through 2<sup>nd</sup> quarter 2015.

**Garden Club** – The group is mulling over the idea of staging a “Community Dinner” sometime in the fall with a showing of a new “Plant Pure Nation” video backed by Colin Campbell a big proponent of plant base diet.

**DRC** – Update on lot with landscaping violation. Discussion on abandoned lot with safety concern.

**Safety Committee** - Dr. John Gumina provided AED demonstration, CPR instruction and Heimlich maneuver training for Security and Management staff on June 24, at 10AM, at the BML Clubhouse. Dr. Gumina provided workbooks with step by step reference material for staff members.

**Communication Committee** – We continue to utilize our website for informational posts. This is the primary location for detailed information.

Our A-Frame sign at the mail pod has been continually updated as events and information become available.

Our opt-in app on our website for automatic notification of all postings has jumped from 35 on May 9<sup>th</sup> to 56 as of July 4<sup>th</sup>. This is an encouraging sign as we continue to push our website as the number one source for BML information.

Our site visits continue to grow as well.

	<u>April</u>	<u>May</u>	<u>June</u>	<u>Second Quarter</u>
2014	367	438	509	1,314
2015	684	1,114	1,534	3,332
Increase	86%	154%	201%	153%

### **Common Area Maintenance** –

- Roadside cutting and cul-de-sacs for BML was completed last week
- LS Bed maintenance performed at signs and clubhouse
- Additional trimming performed at intersections
- Speed hump paint was ordered.
- Avast lake treatment was performed Jun 24. Our biologist continues to monitor water quality.
- Pavement repair was completed at intersection of Escoll and Pocahontas
- Stop sign was installed at intersection of Cornerstone and BML Drive.
- Two new catch and release signs were ordered and installed at the lake, from last meeting’s Board authorization

### **SARP/Security Report** –

- Three (3) security incidents reported
  - A missing bike from Cornerstone removed from open garage – owner advised to report to SARP
  - A loud party at Boxwood Court with guests in common area. Security addressed.
  - A loud party on Blackberry Terrace. Security responded upon being contacted, SARP assisted as they were contact by another owner. The owner complied immediately when addressed by Security turning down the music and asking guest to depart.

**SARPD Report- Officer Christopher Shelly**

Eleven calls for service were received from Blue Mountain Lake Club.

- Seven (7) false alarms
- One (1) suspicious vehicle that was gone upon arrival
- One (1) custody issue
- One (1) traffic accident no injury
- One (1) 911 hang up (caller did by accident)

**Volunteer Policy** – Attached please see draft policy for Board review. This was reviewed by counsel, who supports the policy but suggested clarification of fingerprinting cost, if applicable.

**Wi-Fi** - Wi-Fi options pricing for clubhouse, attached

**4. Old Business**

- a. Vince motioned to approve the replacement of all speed bump signs as the speed bump work is completed. Second by Steve. All were in favor.
- b. Vince to continue investigating options for a fire screen at the gazebo.
- c. Discussion on the process to collect on delinquent accounts. Steve will keep this as an active agenda item. Pat to send copies of notice letters to Steve for review. Steve to send info on “Super Lien” to Pat and Gary for further investigation.
- d. Discussion on 2363 Snap Dragon Point concerning the safety issues concerning the broken fence around the pool. The town is already pursuing a resolution.
- e. Steve presented a few options for the new playground based on community feedback, size and budget. John motioned that we purchase

model F512-7 after confirming the size specs and capacity. Second by Vince. All were in favor.

- f. Further discussion concerning the upcoming law about required clearances for volunteers that deal with minors. This law has been pushed back to August 25th. Steve motioned to approve the policy presented with one change (BML Club will pay any required fee for fingerprinting of a BML volunteer). Second by Lynn. All were in favor.
- g. Pat presented options for WIFI at the club house. The Board identified the desired reach as well as the desired spec. Pat will meet with the internet provider on site and present the actual cost to the Board at the August 8<sup>th</sup> meeting.

## **5. New Business**

- a. Discussion on shoulder parking by the mail pod was tabled for the August meeting.
- b. Discussion on the workmanship and execution of the recent roadwork. Pat to set up a meeting with the owner of the company to walk the areas and bring the Board a suggested resolution. Discussion concerning additional upcoming road work and steps that must be taken to prevent a repeat of this recent project.
- c. Pat presented photos and documentation concerning 7 unoccupied homes that are currently not cared for to the BML standards. Lynn motioned that the Club contract PMA to cut these lawns and this fee be assessed to these properties. Second by Vince. All were in favor.
- d. Discussion on a possible wetland violation. The owner was not aware of this infraction and has agreed to remedy the situation. PMA to monitor this home to ensure that the situation is rectified.
- e. Discussion concerning noise violation and street parking created by a party on Blackberry Terrace during the July 4<sup>th</sup> weekend. Security and Police were present. A fine for the noise violation will be issued.

## **5. Adjournment: Gary Smith called for adjournment of meeting at 11:05**