

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: August 26, 2014

7:00PM at the Clubhouse

1. Call to Order – by Vince Ricci at 7:15PM

- a. Attendance: Vince, Gary, Lynn, Steve, John (by phone / had to leave at 9:02PM for a medical call), Mark
- b. Others: Pat, Mary Ann, Charlie Vogt
- c. Legal update: At this point, Charlie has been unsuccessful in getting the Town Supervisors to agree to a joint work session with BML Council, BML Management and BML Board Members. Charlie will try one more time to meet with the Town Solicitor concerning the water retention construction mandated by the DEP.

2. Motion to approve Minutes:

- a. Steve motioned to approve the minutes and highlights (with one change from Mark) of the July 19th Board Meeting, Second by Gary. ALL IN FAVOR
- b. Steve motioned to approve the minutes of the July 19th Cornerstone meeting, second by Lynn. ALL IN FAVOR

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

ACTION ITEMS:

Manorhome Overflow Parking – Status of June’s proposal

Election Procedure – The BML Club Election “Request for Candidates” mailer will be sent out during the first week of September.

PACER Bankruptcy website – Approval needed for the costs for use of this site to obtain information about bankruptcy filings to aid in our collections efforts.

Budgeted Road work – Attached is a proposal to perform road maintenance in several areas within the community. This work has been budgeted in the 2014 Reserve Budget.

INFORMATIONAL ITEMS:

Cornerstone Update –

1. One cluster mailbox was ordered and is installed.
2. Gary Smith, Mary Ann Freeby and Cornerstone owner, Lena Wasylyk met regarding a survey that Lena took from the Cornerstone owners that she had access to through email. Lena expressed concern on the emergency road access to BML Drive as she is in agreement with Patrick that the roads are so narrow it will be difficult with the increase

traffic and more speeders. There is already a speeding problem within Cornerstone with the members residing within. Gary, Vince, Steve and Patrick met with her on Saturday August 16, and reviewed a plan for speed table installation.

3. Additional roadside cutting was performed the week of August 18.

Line striping at Clubhouse – Configuration must be minimum 9' x 19' for hairpin stripes, or 10' x 19' for single line stripes, at 90-degree angle. Different angles require different widths, and the parking lot is not rectangular. As a result, striping this parking lot would greatly reduce parking capacity there.

Boat Launch Proposal – The boat registration policy was mailed out in a community mailing on August 8, 2014. Registration stickers have arrived, Lake Rules and Regulations signs arrived 8/18 and will be installed this week.

Lawn Violation Letters - PMA has six lawns to be mowed, has proper notification has been given to all lots in violation for failure to mow.

Finance Committee – The Finance Committee continues to meet regarding the ICI Replacement Reserve Funding Plan. Also, attached are the Operating and Reserves Cash Receipts and Disbursements Reports for review.

The Safety Committee – Informative “Safety” Magnets were mailed on August 8, 2014, to the entire community.

Bingo Club – See revenue report, attached.

Communication Committee –

1. (Dues explanation) See attachment
2. Newsletter and Boat Registration Policy mailed out, copies posted on the website.

Brushy Pocahontas Intersection – Paving has been completed on Brushy Mountain Road. A second request to add dotted line turn at the Brushy Mt/Pocahontas intersection was also submitted to the township.

Common Area Maintenance – We have sought pricing for the lights at the basketball court. The tennis court repairs are completed and a new net is up. PMA spent two days filling roadside (shoulder) ruts from run-off; using modified stone compacted with plate whacker. A new mirror has been installed across from the second Reunion Ridge exit providing a view of approaching traffic from Pocahontas Road. Sunken pavers at the rear of the pool are reset. Roadside cutting along Firefly Court to remove overgrown bushes has been completed.

PMA performed the tree trimming along the access road for Ms. Rampersan (who raised the issue at the July open meeting). PMA also performed extensive trimming of tree line at mail pod and around the gazebo area. Additional work will be done near the lake/dam.

Pool Use – Swim Diapers - Swim diapers are on site and available for use if needed.

SARP Report/Security Update – Officer Eilenberger/ Mary Ann

4. Old Business

- a. Discussion on the parking situation at the Brushy Mountain Townhomes. The concern from the Board is not only a snow plowing issue but also a safety issue (first responders). The Board recognizes the importance of resolving this matter prior to the winter.
- b. Discussion on the BML pool policy. The Board will revisit prior to next year's pool season.

5. New Business

- a. Mark motioned to approve the BML candidate packet with one adjustment (to include the fiduciary agreement), second by Steve. ALL IN FAVOR
- b. Lynn motioned to approve the cost for Management to utilize the Pacer Bankruptcy website as required, second by Mark. ALL IN FAVOR
- c. Lynn motioned to approve the bid from Pocono Spray Patch for the Fall road repair presented by Pat, second by Steve. ALL IN FAVOR
- d. Discussion on lighting for the basketball court.
- e. Steve motioned that we book Erin McClelland for the September 27th music at the gazebo event (\$2.00 per person for members in good standing only), second by Vince.
FOR: Steve, Vince, Gary, Mark
AGAINST: Lynn
- f. Vince motioned that Management have the authority to fund Bingo up to \$75.00 per month as required without a Board vote, second by Mark.
For: Vince, Gary, Steve, Lynn, Mark

6. Adjournment – Vince Ricci called for adjournment of the meeting at 10:21PM. All in favor