

THE BLUE MOUNTAIN LAKE CLUB
Board of Directors
Meeting Highlights
Saturday September 27, 2014
Clubhouse – 9:00AM

- 1) **Call to Order by President – Vincent Ricci called the meeting to order at 9:10 AM**
 - a) Attendance – Vincent Ricci, Mark Sowers, Gary Smith, Lynn Ball, Antoinette Callori (Chip), absent due to travel Steve Melnick and John Gumina (Chip Callori has John Gumina’s proxy to vote on his behalf.)
 - b) Other- Patrick Briegel and Mary Ann Freeby
 - c) Patrick Briegel provided an update summarizing the Boards meeting with the township supervisors). Vincent Ricci to send email to Patrick Briegel and counsel that the letter and/or agreement from the Township Supervisors or Solicitor Deetz is to be reviewed first by the Board of Directors as soon as it is prepared. Patrick reported that he received confirmation from Township Supervisor Darryl Eppley, that worked performed in Cornerstone was inspected by Township Engineer, Christopher Mc Dermott and all has been done in an acceptable manner.
 - d) Review of August 26 meeting minutes and highlights approved with changes on a motion by Gary Smith, 2nd by Vincent Ricci, all in favor.

- 2) **Management & Committee Reports**
Management Report – as prepared by management

ACTION ITEMS:

Manorhome Overflow Parking (Brushy Mountain Road Units) – Gary Smith made a motion to expand additional parking up to the trees and spend up to \$1000.00, 2nd by Mark Sowers. After further discussion regarding exclusive use and what the Declaration states regarding billing, Mark voted in favor and Vince, Lynn, Gary, and Chip voted not in favor., Lynn Ball made a motion to expand parking areas on Brushy Mountain Road as needed with all costs being assessed to the Brushy Mountain Road owners (21 units); The motion was 2nd by Gary Smith to be billed as a one time special assessment of \$96.00 or payable in a six-month payment plan, all in favor.

Election Mailer – The Board reviewed and approved the package with changes. Mary Ann Freeby to make the changes and send to the Board with a 24 Hour turnaround time to approve, for mailing.

INFORMATIONAL ITEMS:

Cornerstone Update –Popple pricing for speed bumps is \$850.000 per device.

Line striping at Clubhouse – See parking striping plan for clubhouse, attached. This is based on allowing for proper width. Matter tabled to next meeting.

Finance Committee – Attached are the Cash Receipts and Disbursement Reports for both Operating and Reserves for August 2014. Also attached is the Budget to Actual report through 2nd quarter 2014. The Finance Committee met and agreed to meet once 3RD Q data is available to review the numbers for preliminary budget for 2015. The board will review and send any questions to Patrick Briegel.

The Safety Committee – Safety Committee meeting scheduled for October.

Bingo Club – See revenue report, attached. The committee made a profit of \$63.42.

Tennis Lessons – 19 children participated on Wednesday, September 24, 2015.

Common Area Maintenance –

1. The contracted roadwork has been completed. Mostly positive feedback, especially where the e-fog was put down. We will monitor the work over the winter. Management suggested e-fog for Meadowsage, Witness Tree and Southshore Meadows during next year's round of roadwork.
2. The seasonal cutting of the detention basins is completed.
3. Cut seven overgrown lots in the community, per Board direction.
4. Cutting roadsides and along walking trails. Trim overhanging limbs.
5. Road repairs – Meadowsage Court, Witness Tree Circle and Reunion Ridge are completed. The second application of the E -Fog road treatment has been applied to the repaired portion of Reunion Ridge.
6. The painting of the lakeside benches is completed.
7. The pools and spray park have been closed and winterized, and furniture equipment stored. The pool house is winterized and lock rooms will be winterized next week. The Board asked that the swim diapers be placed inside the Club House to ensure no mildew so that they can be used for next season.
8. Electric at Mail Pod – Light bulbs replaced, timers checked and set for dusk to dawn hours.
9. Bathroom repairs at clubhouse – lights and fan cover repaired.
10. Two trees have been cut and removed that were overhanging the Gazebo.
11. Repair of the masonry front entry at the Clubhouse is completed.
12. Gazebo – All lighting and outlets checked, two bulbs have been replaced.
13. Cost to turn the tennis lights to basketball court - \$150 to \$250 depending on conditions. On a motion by Gary Smith, 2nd by Vince two lights to be turned toward the basketball court from the tennis court closest, all in favor. This will allow three playable tennis courts, while providing lighting on the basketball court.
14. PMA trimmed the two pine trees along Blue Mt Lake Drive, which several Owners requested, as they have grown out into partially blocking sight distances looking up the hill from East Shore.
15. Mums are planted at the Gazebo, Guard House, Clubhouse and Operations Office.
16. Trimming ornamental crab apple trees along BML Drive.
17. Quarterly lake/dam inspection was performed by staff, in accordance with new DEP requirements.

Other Information:

1. Music by the Lake Update– Erin McClellan performing, LED Walkway Lighting purchased and PMA has placed firewood, water buckets, and trash containers at the site for the event.
2. Fall Safety Day Update and Line Up
 - a. DJ -\$300
 - b. Hayrides-\$850

- c. Bounce House -\$250 (First time charging need approval)
- d. Candidate Invite for State Representative. The Board would like to invite candidates for the Senate seat as well.
- e. Presentations or Safety Vendors –
 - i. SARP- Finger Printing Kits, Gun Safety Locks, photos with Officer and Equipment
 - ii. PA Game Commission – Wildlife Conservation Officer Brian Mower
 - iii. PA Fish and Boat Commission - Pending approval for Waterway Conservation Officer and if not available they will provide handouts.
 - iv. Rising Sun Do Jo – Self Defense for Children
 - v. Strategic Crisis Solutions – Preparing for Emergencies – Presentation – Mary Ann explained that Safety Chair, Steve Harper would be preparing a presentation on CERT (Community Emergency Response Team) assessing what neighbors can contribute, where to meet, etc. His background as an owner of a crisis solutions company making him certified to speak in this field. The Board would like Mr. Harper to share his presentation for their review.
 - vi. YMCA has not confirmed as of yet
- f. Short - term lease – currently, there are cases pending regarding the leasing of private residents by a company for weekend stays. We should follow this case closely.

3) **Old Business**

- a) Parking Policy & Penalties - (Snow is coming and we must set new or reintroduce the current policy as well as make every effort to inform all members prior to snow) (Discuss Pat's suggestion to provide parking at minimal cost for Brushy Mountain townhouses) Lynn Ball to meet with Mary Ann Freeby to create draft for board approval so mailing can take place prior to foul weather. To be included an explanation of "road shoulders".
- b) Boat Launch Registration discussion needed for owners with multiple boats. On a motion by Chip Callori 2nd by Gary Smith, a price for multiple boats was set at \$60.00 for the first boat and \$30.00 for each boat thereafter. Kayaks, which are stackable and only take up one space is a \$60.00 charge w/multiple stickers issued to identify ownership. Chip, Gary, Mark, and Vince in favor, Lynn opposed.
- c) Basketball Lighting – see bid to move two lights from the tennis courts to the basketball courts. Hartman Electric bid not to exceed \$225.00 to move two lights to shine on the tennis courts approved on a motion by Vince, 2nd Mark. All in favor.
- d) Vote results (via e-mail) between August and September meetings
 - * Vote to Approve a \$675.00 expense to apply "e-fog" treatment to a portion of road in the Reunion Ridge section while the contractor is here doing the previously approved roadwork. The expense will be billed in January.
 - FOR: Vince, Gary, Lynn, Steve, Chip, John
 - ABSTAINED: Mark

* Vote to start the September 27 “Music at the Gazebo” event with a “Meet the Candidates” event to be held the hour prior to the music. (This has been changed to the Fall Festival)

FOR: Vince, Gary, Lynn, Steve, Chip, John

ABSTAINED: Mark

4) **New Business**

- a) Discussion on three web site articles (Dues, Cornerstone & Propane) Set date for a workshop when all Board members can attend) – tabled.
- b) Vote to sign contract with Kirk Summa with discounted pricing, and one year extension for the Audit, Tax Return, and Election Ballot Count –on a motion by Gary, 2nd by Chip the Board approved Kirk Summas extended contract for the audit, tax return and election count. All in favor.
- d) Discussion on DRC Violations or Requests from Owners
 - i) Oversized vehicle – owner response to parking violation notice. He is at home Friday through Sunday (it is his transportation and a \$60,000.00 vehicle) Per the DRC Guidelines the vehicle is not approved.
 - 2) Owner trying to redefine Manorhome definition of one family residence. Our policy only permits one family, not three unrelated renters.
- e) An official member complaint form (or some other way for members to register an official complaint that will be seen by the board). After discussion, it was determined that that procedure is already in place. Owners address their letters to the Board and Mary Ann places them on the agenda. Owners can always direct their concerns to any Board Member.
- f) Clarify when the next Board will take over (postpone until all Board members can discuss)
- g) Discussion about the Fall Festival and SARPD’s involvement and guest attendees. A concern was expressed by Mark Sowers about police militarization with the personnel carrier and safety vest. Mark indicating some owners expressed concern. Gary Smith motioned to allow SARP to bring the personnel carrier and their safety vests as part of their presentation, Vincent 2nd the motion, Chip, John (via proxy) and Lynn were also in favor, and Mark opposed.
- h) Report on meeting Lynn, Vince and Gary had with Bob Hay – Gary reported that the meeting was very well received by Mr. Hay and discussed future plans for a broker day here at Blue Mountain Lake as an opportunity for them to become more familiar with our community, and for us to promote the benefits of living here.
- i) Discussion to place to add a line item to the 2015 budget for “contributions”
- j) Set date for a workshop to discuss election procedures if all are not in agreement with those proposed by Vince, Mary Ann and Gary. No date required as the procedures were agreed upon as proposed.
- k) Set date for workshop to discuss proposed Rules and Regulations a workshop date was set for October 11, 2014. The Board Meeting will take place on Saturday, October 25 at 9:00 AM.

