

**Board of Directors Meeting Highlights
Saturday, August 3, 2013**

1) Call to Order

- a) Attendance: John Gumina, Antoinette "Chip" Callori, Mike Blanchard, Vince Ricci, Robert Temple and Roger Stennett
- b) Others: Patrick Briegel and Mary Ann Freeby (Management) and Charlie Vogt (Counsel)

2) Motion to approve Minutes of June 1, 2013 - On a motion by Mike Blanchard, 2nd by Roger Stennett the minutes were approved with grammatical changes, all in favor.

3) Management and Committee Reports:

- a) Management Update - Patrick Briegel reported that he toured the Clubhouse with Mike Blanchard, and is currently obtaining pricing for carpet replacement, with hard-surface composite for the area where people dance and possibly the rest of the floor area, depending upon pricing. We will solicit pricing for plans/construction to make certain accessibility upgrades (ramps, door expansions, etc,) for the next budget year
- b) Finance Committee
 - i) On a motion by Chip Callori, 2nd by Roger Stennett the 2012 BML Club Financials were accepted, all in favor.
 - ii) Patrick Briegel presented 2nd Quarter Financial Update, which reflected increases in both revenue and expenses related to collection efforts.
- c) Event Committee
 - i) Mission Statement
 - (1) Summer Jam - Jackie Blanchard and Linda Neal presented a proposal for a night of music and socialization scheduled for August 3, 2013, from 8:00 PM until Midnight. The event was approved on a motion by Vince Ricci, 2nd by Robert Temple, all in favor.
 - (2) Bingo - Chip Callori presented a proposal for a bi-monthly (ages 18 and up) Bingo night at the Clubhouse. The cost of the Bingo License, Equipment, Dabbers, Sheets, Specials and Prizes would result in an initial outlay of \$1186.50, with all proceeds from game nights going back to the BML Club with excess revenues (after the initial outlay of funds are recouped) to be used for community events as determined by the Board of Directors. On a motion by Robert Temple, 2nd by Vince Ricci, the proposal was accepted, all in favor.
 - (3) Kids Club - A proposal was received from Michelle Pinnock Harper, Janine Nieman and Bernadette Schussler to re-activate Kids Club. The proposal

requested \$100 per month to fund activities, with funds being replenished through donations, fundraising events and event fees. Activities tentatively approved, but will have to be reviewed by Management to ensure liability is properly covered by insurance and established policies are adhered too.

Committee wishes to use Facebook as a means of communication. Mike Blanchard to work with the committee on the Facebook page and report to the Board how it will function. Participation waiver to be drafted by counsel. Kids Club would like to work with the Board and Management on future playground enhancements or replacements.

d) Safety Committee

- i) Security Report/Officer Shelly's Report - Officer Shelly was unavailable to attend the meeting, however his 4th of July "No Fireworks" mailing was very helpful, as only two calls were received and owners stopped immediately when instructed.

4) Old Business:

- a) Route 447 Road and Drainage - Patrick Briegel shared copies of the letters sent to PennDOT, Senator Boscola, Senator Blake, Senator Baker, Township Supervisors, Representative Brown, Representative Scavello, and Representative Peifer, and responses received. He updated the Board on the work taking place on 447 at the Brushy Mountain Road intersection, and indicated that he was told there is a plan to install a traffic light at Mill Creek Road. Mary Ann Freeby reported that she went to the township to address potholes at the intersection of Brushy Mountain Road and Pocahontas and they were filled within two days. Dr. Gumina expressed his appreciation to Patrick and Mary Ann for their efforts to address the road concerns on behalf of the community.
- b) Walking Trail Wetland Permit - The improvement permit will require an application permit fee of \$2,500.00, along with professional fees ranging around \$3,000-\$4,000 as state requirements have become more cumbersome. We are looking at alternate options.
- c) Infrastructure Grant Application - Tabled, will not pursue at this time.
- d) Cornerstone - Patrick Briegel advised the Board of ongoing developments with the Cornerstone property, including lots conveyed at tax sale, and additional efforts by Stroud Township to secure funding to complete the remaining improvements there. He presented a draft letter to Cornerstone residents, updating them of positive developments that have taken place since the last mailing. This includes continued action on the part of Stroud Township, and our counsel, to press for completion of the improvements there. The letter was approved for mailing with a minor modification.

- e) Private Roads - Tabled; no further action at this time.
- f) Website Update - Management working on Board Meeting Highlights for posting to the site.
- g) PAWC notice - Patrick Briegel reported he was scheduled to speak at the meeting to be held Tuesday evening for the requested Rate Increase. Mary Ann Freeby reported that she attended a meeting with members of PAWC and requested specifics on the impact to BML owners and was expecting an email confirming requested rates and their impact on the community. She also reported that PAWC would be contributing to the Fall Safety Event.
- h) Pocahontas Road Paving - Paving is completed, traffic control devices are still being discussed, specifically for the Guard Shack area.
- i) Information Request Policy - Mike Blanchard and Charlie Vogt are working to develop a more uniformed plan for records requests and the procedures for dissemination of information. The intent is to create a more streamlined system to provide greater ease of access to information.

5) New Business

- a) Correspondence Reviewed -
 - i) Owner letter concerning swales was reviewed. No action taken.
 - ii) Request for Board not to pursue collection efforts due to hardship, in order to avoid additional collection costs and legal fees. Counsel will investigate feasibility of less costly recording of judgment, in similar situations where owners will voluntarily accept receipt of judgment of liens owed, thus reducing costs.
 - iii) Mary Ann Freeby presented correspondence on behalf of a community resident (youth) that has been chosen by the school district to perform at Disney World. The parent and youth are seeking authorization to hold fundraiser activities on-site. Although the Board cannot approve on-site fundraisers for individuals for non-Club events, other suggestions were made, including feature on BML Website/Newsletter "Spot Light" section, encouraging residents to support her. Individual Board Members also offered to personally contribute toward sponsoring the teen.
- b) Election Packet - Management submitted the package for review. Action must be taken at the September meeting.

6) Adjournment

- a) Dr. Gumina called for any other further business. Having no further items to the address, the meeting was adjourned at 11:55 AM.