

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors Meeting Highlights

1 of 3

Saturday, September 7, 2013

1) Call to Order - John Gumina called the meeting to order at 9:05 AM

- a) Attendance: Mike Blanchard, Antoinette “Chip” Callori, Ernie Hayfield, John Gumina, Vincent Ricci, Roger Stennett and Robert Temple
- b) Others: Patrick Briegel, Mary Ann Freeby and Charlie Vogt

2) Motion to approve Minutes of August 3, 2013 - On a motion by Roger Stennett, 2nd by Mike Blanchard the minutes were accepted, all in favor.

3) Management and Committee Reports:

- a) Management Update – Patrick Briegel reported on the following projects:
 - i) Walking trail upper bridge repair - Patrick is trying to set up a meeting with Victor Motts of the Conservation District to see what repairs can be made to the trail without going through an expensive permitting process.
 - ii) The lake treatments this year resulted in many positive comments on the control of plant growth in the lake.
 - iii) The Garden Club would like to expand their growing area and fence a portion to grow other types of vegetables. There is an abundance of basil available and owners are encouraged to pick some for their personal use. Patrick is meeting with the Garden Club next week.
 - iv) Roadside cutting will be taking place again in the upcoming weeks.
 - v) Maintenance will be cleaning and painting the street signage.
 - vi) Bids were received for the painting of the Guard Shack. On a motion by Ernie Hayfield, 2nd by Vincent Ricci, the Board approved JC Home Improvement’s bid of \$1200.00 to seal, repair and paint the Guard Shack, all in favor.
- b) Finance Committee
 - i) Patrick Briegel reported that three bids were obtained for the Audit. Following a review, on a motion by Ernie Hayfield, 2nd by Robert Temple, Kirk, Summa & Co., LLP were chosen to perform next year’s audit, all in favor.
 - ii) Patrick gave the monthly “Collection Update,” and reiterated policy and the Club’s current collections approach and associated procedures and costs. Payment plans continue to be arranged and a number of judgments have been awarded.
 - iii) Discussion on all DRC related policies. Management proposes a review and update of policies as warranted. Management will prepare a report for next meeting.
- c) Event Committee
 - i) Mission Statement - The original mission statement was reviewed and found to be lacking. The members of the current Event Committee would like to a chance to

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develop their own mission statement. The Board agreed and the committee will submit at the next meeting.

- (1) Summer Jam Update and additional Adult Activities Request - Mike Blanchard reported that the sign in sheet was misplaced so it cannot be reviewed as to who and how many owners participated, however he estimates that some 50 to 60 homeowners participated throughout the course of the evening.
- (2) Adult Activities Club - Mary Ann Freeby reported that Jackie Blanchard and Linda Neal proposed Adult Activities for September 13th and 28th, and October 12 and October 26th. The only event date that could not be approved is September 28, 2013, as it is in conflict with Kids Club which has an event already approved for that date.
- (3) Bingo Update - Bingo will be scheduled for 1st and 3rd Wednesday of the month.
 - (a) A motion was made by Roger Stennett, 2nd by Ernie Hayfield to ratify the purchase of Bingo equipment, for \$500.00, all in favor.
 - (b) Motion by Ernie Hayfield, 2nd by Roger Stennett to authorize Chip Callori to sell at auction the bingo equipment on behalf of BML Club.
 - (c) Motion by Roger Stennett, 2nd by Vince Ricci to purchase "newer" used Bingo equipment for the price of \$1802.00 for the BML Club, all in favor.

Kids Club - Facebook Update - Mike Blanchard reported that there will be three administrators to the Kids Club Facebook page and has verified that access will only be granted upon approval by an administrator. Management reminded Mike to inform the committee that no pictures of children can be posted to the Facebook site. On a motion by Chip Callori, 2nd by Mike Blanchard the use of Facebook for the Kids Club was approved, all in favor.

d) Safety Committee

- i) Security Report/Officer Shelly's Report - Officer Lemond was in attendance in place of Officer Shelly who was unavailable. Officer Lemond reported on calls occurring over the last month - two unauthorized entries into foreclosed homes (reported by Security), several domestic calls, and one drug related arrest of a non-community member who was in BML visiting relatives.
- ii) Fall Festival
 - (1) Participants - NEPA Credit Union, PAWC, Vector, Stroud Fire Dept., SARPD - Management reported the event is scheduled for October 19, 2013 from Noon to 4:00 PM. Discussion included sponsors and possible participation of political candidates (all parties);

4) Old Business:

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- a) Cornerstone - Patrick Briegel reported that both he and Charlie Vogt have met with the Township and performed a site inspection with the Township Engineer of the Cornerstone Common Facilities.
- b) Election Package - The Board reviewed the package for changes. Modification was made to the Fiduciary Acknowledgement being sent as part of the Election Packet. Item #7 was removed as it conflicted with the by-laws, on a motion by Robert Temple, 2nd by Mike Blanchard, the Election Packet was approved all in favor.
- c) Private Roads - Item tabled. Board will revisit after Cornerstone issues are resolved.
- d) PAWC Hearing - Both Patrick Briegel and Vincent Ricci attended the hearings.
- e) Information Request Policy - The Board reviewed the document, on a motion by Mike Blanchard, 2nd by Robert Temple the changes to the document were approved, all in favor. Management and the Board Treasurer will be working with the Accountant to create reports that can be used in conjunction with requests.
- f) P&R Club - Flooring Bid - Patrick Briegel presented a bid from J&R flooring for carpet and laminate of the main area of the Club House floor. The Board wants to ensure all pricing includes leveling and patching the existing floor to address trip hazards. Patrick will also meet with Bob Strunk, a local architect, to look at costs and suggestions for widening doorways and ramping the building for handicap accessibility.

5) New Business:

- a) Security Vehicle - Patrick Briegel presented a proposal to trade in the current Security Vehicle due to upcoming repair and maintenance expenses that will be needed. Further research and discussion will be needed. Patrick will do pricing for Board comparison.
- b) Common Area Reservation - Mary Ann Freeby presented to the Board a proposal to institute a reservations policy specifically directed for facility use by Clubs and Committees. On a motion by Mike Blanchard, 2nd by Roger Stennett, the policy was approved, all in favor.

6) Adjournment - John Gumina called for adjournment of the meeting at 11:45AM, all in favor.