

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors Meeting Highlights

1 of 4

Saturday, October 5, 2013

1) Call to Order by Manager 9AM

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

2) Motion to approve Minutes of September 7, 2013 - on a motion by Ernie Hayfield, 2nd by Chip Callori; the minutes were approved all in favor.

3) Management and Committee Reports:

- a) Management Report -
 - i) BML Management Update - (see attached)
- b) Finance Committee
 - i) Budget - Patrick Briegel presented draft of proposed scheduled capital improvements for 2014. A meeting is scheduled for October 16th with the Treasurer.
 - ii) Discussion on DRC Guidelines - Patrick Briegel and Mary Ann Freeby have started compiling the guidelines and policies from the Declaration, By-laws, Design Guidelines, Rules and Regulations, Fine Schedule and Resolutions to create a user friendly document for posting on the website.
- c) Event Committee
 - i) Adult Activities Update - Fifteen people participated in movie night including committee members.
 - ii) Bingo Update - Fourteen people participated in the first Bingo night and thirteen people participated in the second Bingo night, not including Bingo Club members. The Bingo Club will try a Saturday event to see if changing the day to a weekend day increases participation. The Committee requested additional funding of \$214.00 in addition to the proceeds of \$231.00 from the October 2, 2013 Bingo Night, on a motion by Ernie Hayfield, 2nd by Vince Ricci the request for additional prize funding was approved, all in favor.
 - iii) Kids Club Update
 - (1) Michelle Harper requested use of the Tennis Court for Halloween distribution of candy, the Board unanimously agreed.
 - (2) Michelle Harper requested the Board approve the Monroe County Book Mobile coming into Blue Mountain Lake. The Board unanimously agreed that this would be to the benefit of the community.

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- (3) Michelle Harper discussed with Mary Ann Freeby the great expense involved in replacing the community play equipment. She suggested forming a committee to do long term planning for recreational options, equipment, location, etc. After further discussion it was agreed that this would be part of the long term planning for Blue Mountain Lake Club.
- iv) BML Garden Club - the Board approved the Garden Clubs proposal for Community Garden Expansion at the cost of \$750.00, on a motion by Vincent Ricci, 2nd by Robert Temple, all in favor.
- v) Safety Committee
 - (1) Security Report/Officer Shelly's Report
 - (a) Officer Shelly reported that while following up on a tip from Management, he caught two adult females parked by the lake area and charged them with disorderly conduct for violating the crimes code.
 - (b) He reported one domestic call, in which he commended Officer Karl Reese, of Blue Mountain Lake Club Security, for his role in assisting and following procedure. Officer Shelly reported that Officer Reese is doing a fine job for the community and is very helpful to SARPD in his professionalism and the way he addresses issues that arise.
 - (c) Officer Shelly reported that Officer Brandon Bingler was chosen as Officer of the Year, pointing out the Officer Bingler had formerly worked with the community to reduce speeding on Brushy Mountain Road and Pocahontas Road. Dr. Gumina instructed to Officer Shelly to make arrangements for Officer Bingler to attend the next Board Meeting so he could personally recognize Officer Bingler with an award presented on behalf of the community.
 - (2) Fall Festival - Safety Day - Mary Ann Freeby, presented the budget for the Fall Safety Event which was approved as presented on a motion by Robert Temple and 2nd by Vince Ricci, all in favor.
 - (3) BML Emergency/Safety Plan Review - Mary Ann Freeby reached out to former Board Member Steve Harper, owner/operator of Strategic Crisis Solutions (SCS), a disaster and crisis management company. Having worked with Mr. Harper and SCS in an emergency preparedness simulation for a large northeastern amusement park, both she and Chip Callori, the Co-Chairs of the Safety Committee, felt Mr. Harper's expertise in crisis management could be used to strengthen the existing Blue Mountain Lake Club Safety plan. She explained Mr.

Harper would be happy to use SCS resources to review and strengthen the current plan, pro-bono, in exchange for an acknowledgement of SCS service.

(4) Patrick Briegel reported that the Dam Inspection would be taking place, and preparation of the Dam Report would be started after the inspection by the engineer.

4) Old Business:

- a) Cornerstone – Counsel gave an update on Cornerstone, indicating the Township received a check for a large percentage of the bond, and were working with the bank that currently had a mortgage on the roads, in hopes of releasing the mortgage so the roads could be completed by the municipality. Further talks would be taking place.
- b) P&R Club -
 - i) Flooring Bids - Management obtained an additional flooring bid. Mary Ann Freeby presented a carpet product currently in use in the two of the local school districts. The product was water and microbial resistant. The Board recommended that she check with the first bidder to see if he carried or could make the product available as part of his bid, so an accurate comparison could be made. A combination of carpet and wood-like laminate flooring was decided on, as Ms. Freeby indicated that the carpet would be best in the entry areas as wet feet from the pool and Spray Park on hard surface flooring could present a slip and fall hazard.
 - ii) Meeting with Architect for accessibility - Patrick Briegel reported that he met with the architect and discussed several solutions to address the handicapped bathroom accessibility. Further discussion on the matter would be needed and costs obtained for the various solutions.
- c) Security Vehicle - Management presented three options to the Board for replacement of the Security Vehicle. The problem is that there are limited options for a vehicle that suits the Club's needs and still achieves desired fuel economy. Presented were a used 2012 Ford Escape Hybrid with low mileage, and new Toyota Highlander Hybrid and Nissan Pathfinder Hybrid. The Board approved management getting additional pricing. Board members Dr. Gumina and Vincent Ricci are also exploring their sources.

5) New Business:

- a) Annual Meeting Location - After discussions with options of the Clubhouse, Township Building and Shawnee Inn, it was agreed upon that this year's annual meeting will be held at Shawnee Inn 9AM to 11AM.
- b) Board Meeting procedures were discussed, with more verbal communication encouraged between members. All were encouraged to read their email and respond in

a timely manner as Management had been waiting more than six weeks without receiving a reply to post minutes to the website.

- c) Owner Correspondence - An owner submitted written concerns that while attending an Adult Event function, she was told her Community ID was not required. Going forward the Board unanimously agreed that the current policies requiring the presentation of "BML Club Passes" and "Owner in Good Standing" be enforced for participation of all committee events.

6) Adjournment - Having no further business, the meeting was adjourned at 11:55PM.