

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors Meeting Highlights Saturday, November 2, 2013

1) Call to Order by Manager

- a) Attendance: Antoinette "Chip" Callori, John Gumina, Ernie Hayfield, Vincent Ricci, Roger Stennett, and Robert Temple
- b) Others: Patrick Briegel, Mary Ann Freeby, Officer Brandon Bingler, Officer Christopher Shelly and Charlie Vogt

2) Note: Agenda Order was Modified to accommodate SARPD participants:

- a) Dr. John Gumina, introduced Officer Brandon Bingler as Stroud Areas Regional Police Department's Officer of the Year for 2013. In acknowledgment of this, Dr. Gumina awarded Officer Bingler a personal check from himself on behalf of the Blue Mountain Lake Club for outstanding performance, dedication and service. Officer Shelly pointed out that Officer Bingler had the highest number of DUI arrests in the entire state, more than any other officer in traffic control.
- b) Dr. Gumina also awarded Officer Shelly a check from himself on behalf of the Blue Mountain Lake Club for the outstanding dedication to the Blue Mountain Lake Club as its appointed Liaison.
- c) Security Report/Officer Shelly's Report - Officer Shelly reported an arrest due to a probation violation. Based on a report from management will be BML Club Security and SARPD will be watching an abandoned house due to recent nighttime activity.
- d) Officer Shelly announced that he has been promoted to a position on the Drug Task Force. A new Community Liaison Officer will be assigned to our community to replace Officer Shelly. He will continue in the position until a replacement is appointed, and stated he will always be available to the Board and Management. He thanked the Board and Management and BML Security staff for the many years of proactive support given to SARPD in controlling crime and the safety within the Blue Mountain Lake Club. He attributed the low crime statistics within the community to these efforts. Officer Shelly added that Dr. Gumina's personal support and contributions, like the Officer of the Year award, as well as various fund raisers supported by the community have exceeded expectations, and are unique in their patrol area. The officers in the department appreciate his and the community's support.
- e) Vincent Ricci reported a possible animal abuse concern. Officer Shelly and Officer Bingler advised that officers had previously been to the home, and, they will follow up and check the residence again. They encouraged Mr. Ricci to call 911 when he sees activity at the residence again.

3) Minutes of October 5, 2013 – On a motion by Chip Callori, 2nd by Ernie Hayfield, minutes were approved with an amendment to Safety Committee, Item 4, to include reference to a suggestion by Mr. Ricci to consider the feasibility of using of the Club House as shelter in case of emergency, noting that improvements would have to be made, such as emergency power generator and other considerations. All were in favor.

4) Management and Committee Reports:

a) Management Update

- i) General/Administrative - Mark Sowers requested that any attachments specifically referenced in the Board Highlights be posted on the website. Patrick Briegel also requested posting a reminder for Annual meeting and election ballot deadline. It is his intent to do both, unless advised otherwise.
- ii) Fall Festival/Safety Day – It was a huge success. PMA and PAWC volunteered labor for set up and break down, and staffing of the event. The event operated under budget.
- iii) Clubhouse - Per the decision at last month's meeting, Patrick spoke again with the architect for the Clubhouse. Patrick suggested contacting the Building inspector from the municipality regarding running the pex piping to the rear restrooms, which he said would be considered "maintenance/repair" and not require a permit. Also, he looked at the alternative option suggested last meeting for the front handicapped access. In order for this to function as handicapped access, the front entry door would need to be changed. The Board should determine which approach – front or rear entrance, as was initially proposed – is the better alternative.
- iv) Storm Drainage work – PMA is in the process of clearing storm drains in advance of the winter season. Excavation repair was performed at Escoll Drive clearing out debris from pipe under Pocahontas; a swale was reshaped on Reunion Ridge following washed out stone that had accumulated there, and the swale near the Clubhouse along Escoll Drive was also graded. This area is very flat and water flows slowly, so it is important that there aren't obstructions there.
- v) Garbage and trimming vegetation from swales – Maintenance crews have been performing the season ending swale trimming and garbage removal. Patrick expects this work to be completed by end of this week.
- vi) Tennis Courts –Crack sealant material has been applied. Painting scheduled for next year.
- vii) Leaves – We requested the township provide community leaf removal service from the field next to Clubhouse. Once approved, notice will be posted advising owners to deposit ONLY leaves there at specific time/date and the township will remove them.
- viii) Guard Shack Entry – There was a minor accident which knocked over a monument at the guard shack. It was a hit and run. The damage was limited to plantings, which we replaced, and the stone monument, which was damaged beyond repair. Management asked the Board if the plaque/monument be replaced, or placed on the building. A suggestion was made to contact the family and inquire if they would like the plaque.
- ix) Operations Office planting – Plants were salvaged from a demolition job, including an expensive weeping specimen tree and nice gold thread junipers, and transplanted along the landscape strip between Witness Tree and the operations Office, at NO cost to the Club.

b) Finance Committee

- i) Financials – Ernie Hayfield, Treasurer reported receivables are up and expenses are down, however the Collections line item for legal costs continues to be over budget.
 - ii) Collections - Patrick Briegel is investigating another collection company that operates on a contingent fee. Delinquent owners are continuing to establish payment plans.
 - iii) 2014 Budget – The draft operating budget was presented, proposing General Assessments (Cluster II) remain the same with no increase, and a small increase in the Manorhome/Patio Home (Cluster I) dues of \$3 per month, to cover the costs of budgeted driveway sealing. On a motion by Roger Stennett, 2nd by Ernie Hayfield, the 2014 budget was approved, all were in favor.
- c) Design Review Committee
- i) Violation Updates
 - (1) Pool Installation – Management advised that this matter has been resolved.
 - (2) Parking, Deck, Porch enclosure and Landscaping Installation without approval – the township has not issued permitting as indicated in correspondence with Management. Fine to be issued in accordance with the Fine Schedule.
 - (3) Lot Clearing/Unauthorized Tree Cutting – The owners submitted a plan which is quite extensive. Additionally, photos indicate the tree removal was due to downed trees some of which hit the home as a result of storm damage. Plan approved, with fine issued for not seeking approval of plan prior to starting the project.
 - ii) DRC Guideline – Management is preparing a compilation of policies and guidelines for Board review. Once approved, counsel will review for compliance with community documents and any other local or state requirements.
- d) Adult Event Committee
- i) Game Night – Was held on October 12, 2013 and 10 community members participated.
 - ii) Masquerade Dance – Was held on October 26, 2013 and was well-attended with over 50 community members and guests.
- e) BINGO Committee
- i) Wednesday, October 16, 2013 Game Night Results – 22 attendees (17 players and 5 committee members) attended. The Club collected \$407.00 in proceeds to be used for the next BINGO day winnings. The committee will hold the next two BINGO nights on a Saturday, November 9th and Saturday, December 7th at 7:00 PM. Additional funding of \$38 was requested. On a motion by Robert Temple, 2nd by Ernie Hayfield, the request was approved. All were in favor.
- f) BML Garden Club – No new business.
- g) Safety Committee

- i) Fall Safety Day Festival – (Budget to Actual Spread Sheet presented) - Over 250 plus, community members participated. The 2013 budget was estimated at \$1,970.00 however expenses came in at \$1,745.82. Revenues were estimated to come in around \$875.00 however revenues were up and came in at \$ 1,234.00. Total expense for the event was \$ 511.82.00; thanks to donations of goods, services, labor and monies from community members and outside vendors and service providers. Pennsylvania American Water, A to Z Equipment Rental, Mirage Entertainment, NEPA Credit Union and Stroud Area Regional Police Department, provided either free or discounted prizes, labor and gifts.
 - ii) Safety Post Card/Safety Plan – Mary Ann Freeby provided a copy of the Safety Day “Tips” that were handed out at the event. The hand-out was created with the help of Steve and Michelle Harper of Strategic Crisis Solutions. Steve and Michelle are also going to join the Safety Committee and lend their expertise in updating the current Safety Manual.
 - h) BML Kids Club – Actively participated in the Fall Safety Day event, and held a “Fireside Story Hour” which was well attended, immediately following the Safety Day event.
- 5) **Old Business**
- a) Cornerstone – Counsel and Management reported that the Township is moving forward and that resolution is expected soon, which would include the Township paying for recording any deed changes. The plan is that completion of the improvements, including road paving, would occur in the spring.
 - b) Accessibility modification plans for the Club House – were discussed under the management report.
- 6) **New Business**
- a) Annual Meeting – scheduled for Saturday November 16, 9AM at Shawnee Inn.
- 7) **Adjournment – Dr. Gumina called for additional new business, without further items the meeting was adjourned at 11:05 AM**