

# THE BLUE MOUNTAIN LAKE CLUB

## Board of Directors - Meeting Highlights

1 of 2

**Saturday, December 7, 2013**

- 1) **Call to Order by President**
  - a) Attendance: Antoinette Callori, John Gumina, Ernie Hayfield, Vincent Ricci, Roger Stennett and Robert Temple
  - b) Others: Patrick Briegel and Mary Ann Freeby Pocono Management Associates Management, Charlie Vogt, Legal Counsel, and Officer Dean Eilenberger of Stroud Area Regional Police Department
  
- 2) **Motion to approve Minutes of November 2, 2013 and Annual Meeting of November 16, 2013 – Robert Temple made a motion to approve the November Operational Meeting minutes, 2<sup>nd</sup> by Vince Ricci, all in favor. Ernie Hayfield made a motion to approve the Annual Meeting Minutes, 2<sup>nd</sup> by Roger Stennett, all in favor.**
  
- 3) **Introduction of Stroud Area Regional Police Department Liaison –** Mary Ann Freeby, introduced Officer Dean Eilenberger, who replaces Officer Christopher Shelly who has been promoted to the Drug Task Force. Board Members, Management and Counsel introduced themselves and welcomed Officer Eilenberger.
  - a) **SARP Report** - Officer Eilenberger reported on calls reported from the community, which included one domestic dispute, two runaways (separate events) both returned, and a report of suspicious activity in vacant foreclosure reported by Management .
  - b) Management requested Officer Eilenberger look into a possible animal abuse case as reported by one of the Board Members. After leaving the meeting, Officer Eilenberger contacted community Manager, Mary Ann Freeby, and reported the animals in question were being removed by family members from the abandoned home upon his arrival at the home.
  
- 4) **Management and Committee Reports:**
  - a) Management
    - i) BML Management Report - Patrick Briegel presented the Management report.
    - ii) Facilities Report - Patrick Briegel and Mary Ann Freeby presented the Facilities Report
    - iii) Discussion of Items Raised at Annual Meeting – The Board discussed owner inquiries from the Annual Meeting. Patrick and Mary Ann will reach out to the Transportation Office to address a needed bus stop within the Cornerstone community.
  
  - b) Finance Committee
    - i) Proposal to use Sunrise Credit for selected collections to reduce costs. – On a motion by Roger Stennett, 2<sup>nd</sup> by Ernie Hayfield, the board approved Sunrise Credit as one more source in the collection process, all in favor.
  
  - c) Design Review Committee – No action required.
  
  - d) Adult Event Committee – January 25, 2014, Movie Night – the Butler

- e) BINGO Committee – the Board approved funding the December 7, 2013 Bingo Game in the amount of \$445.00, on a motion by Roger Stennett, 2<sup>nd</sup> by Ernie Hayfield, all in favor.
  - i) Roger Stennett made a motion to reimburse Chip Callori and Jenny Dougherty in full Bingo equipment purchased on behalf of the Club in the amount of \$1802.00, 2<sup>nd</sup> by Ernie Hayfield, all in favor.
- f) BML Garden Club – No action required.
- g) Safety Committee – No action required
- h) Kids Club – Mary Ann Freeby reported that the Kids Club would be holding a Holiday Event on Sunday, December 8, 2013 at the Club House. She encourage Board Members to show their support and make an appearance.

#### 5) **Old Business**

- a) Cornerstone – Charlie Vogt reported that things were progressing. MFT Bank agreed to release the deed. Charlie is going to perform a lien search one more time the costs should be around \$250.00. On a motion by Chip Callori, 2<sup>nd</sup> by Robert Temple the Board approved the expenditure, all in favor.
- b) Clubhouse
  - i) Review of Usage Policy – Management made the Board aware that an owner was disgruntled by current rental policy that requires homeowners renting Club facilities for private functions supply the Club with proof of homeowner insurance. The Board discussed and there will be no change in policy.
  - ii) Front Entry Handicapped access - Patrick recommended the front entry be modified with pavers, in the same fashion as the Operations Office to provide for handicapped accessibility for the Club House.
- c) Security Vehicle
  - i) Security Vehicle Extended Warranty – on a motion by Robert Temple, 2<sup>nd</sup> by Roger Stennett the purchased of the extended warranty was approved pending review by Vincent Ricci, all in favor.
  - ii) Logo Pricing Discussion and Decision, on a motion by Roger Stennett, 2<sup>nd</sup> by Robert Temple the price \$160.00 is approved for design and installation, all in favor.
  - iii) Security Vehicle addition of LED Stack Lights Discussion and Decision.- after discussion Management instructed to check with Pocono Four Wheel Drive as to if the application of lighting is legal and if it voids warranties and/or affects inspection.

#### 6) **New Business**

- a) Newsletter Opt In – Form approved with minor modification for inclusion with Coupon mailing.
- b) Resident proposal for outside vendors – after discussion the Board decided not to permit outside vendors from selling food on property.

#### 7) **Adjournment** - John Gumina adjourned the meeting at 11:10 AM.