

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights Wednesday January 16, 2014

1. Call to Order – by Vince Ricci at 7:30PM

- a. Attendance: Vincent Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori, John Gumina (phone)
- b. Others: Pat Briegel, Mary Ann Freeby, Charlie Vogt

2. Management and Committee Reports

- a. Cornerstone update – Charlie Vogt confirmed that the tax class on all common areas is correct. Charlie confirmed that all 79 lots are sold. The last 34 lots were sold to RGB (15), Classic (11) and Reassured Properties (8). The 34 lot sales will result in \$37,400.00 capital improvement fees to be deposited into the BML reserve account by December 4, 2014 or sooner as homes are built. Charlie confirmed that the town will complete the work on the roads and drainage throughout Cornerstone. The town is trying to schedule in early spring to tie-in with the paving of Brushy Mountain Road. The situation with the mail delivery for the Cornerstone homes was discussed.
- b. Pat Briegel explained the history of the intersection of 447 and Brushy Mountain Road. Pat spoke about funds that may or may not have been earmarked for improvements to this intersection at the town level.
- c. Pat Briegel presented two quotes from contractors for the clubhouse flooring work that the previous board had approved and budgeted for. The board voted unanimously to use JR Contracting.
- d. Pat Briegel confirmed that the tennis court repairs will be completed when the weather permits in the spring.
- e. Pat Briegel confirmed that the PAWC has supplied the requested proof of insurance and \$1,500.00 deposit so that they can begin their work near the Meadow Sage Court Manor Homes.
- f. Pat Briegel will be scheduling a meeting with Town Supervisor Eppley to discuss options to improve the sight distance on the corner of Pocahontas and Brushy Mountain Road as well as improve the drainage on Brushy Mountain Road. It is important to settle both of these issues prior to the paving on Brushy Mountain Road scheduled for this spring.
- g. Pat Briegel suggested a Community Clean-up day be scheduled for early spring. The board was in agreement and Management will start the planning.
- h. Pat Briegel is conducting a survey of trees in all common areas and will present the Board with his findings and budget to remove all dead trees.
- i. The lettering and logos were installed on the new security truck.

- j. Finance Committee – the accountants have begun their work on the 2013 Financials and Tax Return. The Operating Cash Balance was \$58,470.69 as of December 31, 2013. The reserve Cash balance was \$219,275.12. Draft versions of full financials, tax return and audit are expected to be presented next month.
- k. DRC Committee – We received an application for new construction from Classic Quality Homes (CQH) for lot 849. This is the first permit for new construction in over two years. Another application will be forthcoming soon. A conditional building permit has been issued to Classic Quality homes following their submission of a completed builder's package. The lot was inspected and trees marked and approved for removal as part of the construction there. The adjacent owner has landscaping that encroached upon the lot 849 property. A compilation of all Rules and Regulations, Fine Schedule and Design Guidelines will be distributed to the board for review and comments. Updates will be made accordingly.
- l. Safety Committee – Management is recommending that the board authorizes the printing / mailing of the safety card “what to do in an emergency” prepared by the committee in conjunction with Strategic Crisis Solutions (SCS). In addition to/in lieu of mailing, the card can be posted on the website.
- m. Garden Club – The Garden Club will be meeting in the next few weeks to discuss the expansion approved by the Board last year. We will be establishing a schedule and materials list for this expansion. The intent is to begin the project in late Spring, to have the garden area ready for planting in May.
- n. Bingo Committee – In an effort to become profitable, the reduction of \$95.00 prize money will be implemented starting in January. Proceeds of \$432.00 were submitted to the club from the December 7, 2013 event. A request for \$350.00 was presented to the board to cover prize money for the February 22, 2014 event. This was approved unanimously.

3. Old Business

- a. Vince inquired why there have been no meeting highlights posted on the website since June's meeting. Pat explained that these have not been approved.
- b. Gary inquired about the status of PMA supplying all of their past contracts with BML. Pat replied that he had sent these to Rob Temple and will forward to the rest of the Board by January 17.

4. New Business

- a. Gary brought up a request from a home owner concerning a light at the entrance to the club house.
- b. A discussion about installing spotlights on the new security truck resulted in an agreement to try a hand-held plug-in spotlight.
- c. Gary asked about the current practice of reserve funds and if they are earmarked. They currently are not earmarked. Gary will look into

- best practices and address the board at a later date.
- d. Gary asked about who has responsibility for roof repairs on Town Homes in BML. Pat replied that this responsibility is the owner's responsibility.
 - e. Next two board meetings were set. Saturday January 25, 2014 at 10AM in the club house for Board only to review the PMA contract. Wednesday February 12, 2014 at 7:30PM in the club house.
 - f. Vince will purchase a phone system for meetings at the club house. Vince will test this system and if it works, BML will reimburse Vince. All were in favor.
 - g. Gary started a discussion on confidentiality. All agreed to continue this discussion prior to making any changes to the current policy.
 - h. John Gumina (attending by phone) left the meeting at 10PM. Lynn Ball reminded John that we still had two important topics left, Communication and Committees for 2014. (*Chip objected to this note saying that John was never made aware that he would be missing agenda items if he exited the meeting. John agreed with Chip's objection.)
 - i. Steve requested that we hold a community open house at the club house on Saturday February 1, 2014 from 9AM – noon. The purpose is to invite the community to meet Board Members, Committee Members and Club Members. All were in favor.
 - j. Lynn requested a formal meeting with our insurance broker to review coverage. All were in favor.
 - k. Lynn suggested that the full 2013 election results get published. The 2013 Board has already decided that the only results to be published for the 2013 election were to be the three winners.
 - l. Lynn inquired about the chain of events leading up to the special meeting held on December 31, 2013 that led to the appointment of John Gumina to the Board to replace Mike Blanchard who had resigned. Lynn is looking for answers to the following questions so this chain of events can be captured accurately in communication to the Club Members. Who did Mike resign to and when? Who called the special meeting with less than three days' notice and why?
 - m. Gary requested permission to speak with other HOA Board Members from surrounding communities on behalf of BML. All were in favor.
 - n. Lynn read BML documents stating that all Committee Members must be BML Members. Lynn made a motion that going forward, PMA will act as a resource for Committees and Clubs but not be members of the Committee or Club, 2nd by Gary – all in favor.
 - o. Committee appointments for 2014 were discussed. Final appointments to occur at the February Board meeting.

5. Adjournment – Vince Ricci called for adjournment of the meeting, all in favor.