

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: February 18, 2014

7:30PM at the Clubhouse

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

- a. Attendance: Vince Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori, John Gumina
- b. Others: Mary Ann Freeby

2. Motion to approve Minutes:

- a. Highlights from the August, September, October and November Board Meetings were approved unanimously by the 3 Board Members (John Gumina, Chip Calori and Vince Ricci) who were active on the 2013 BML Board.
- b. Minutes and Highlights from the December 7 and special December 31 Board Meetings were approved unanimously by the 3 Board Members (John Gumina, Chip Calori and Vince Ricci) who were active on the 2013 BML Board.
- c. Minutes and Highlights from the January 11th Board Meeting were approved unanimously by Vince Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori and John Gumina.
- d. Minutes and Highlights from the January 16th Board Meeting were approved by a vote of 4-2. Chip Calori and John Gumina objected to the note that John Gumina left the meeting knowing that there were additional agenda items to vote on.
- e. Minutes and Highlights from the January 25th Board Meeting were approved unanimously by Vince Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori and John Gumina.

3. Management and Committee Reports

MANAGEMENT REPORT

- a. **Clubhouse** – The painting has been completed and looks good. We met with Pat of JR Flooring and took measurements. We are now waiting for the final material selection on flooring and revised pricing for quantity. Vincent told Brianna he would handle this. Please advise as to the color selection and quantities, as we need to get the materials ordered ASAP so we can complete the installation before pool season begins.

b. Brushy Mt Road/Cornerstone – Meeting with Supervisors continues to be delayed/postponed due to weather events. Our latest schedule is for late this week, pending weather.

c. Winter Storm Events –According to meteorologist Ben Gelber, this February is now the highest snow total on record for the month all time, and second only to March 1958 for any month total snow. That is before Tuesday storm. As a result, we are experiencing near record snow pack, and it has resulted in huge piles of snow. Maintenance has been trying their best to maintain the community through very difficult conditions. We are asking all community members cooperation to assist in keeping roadways cleared for plows, and many have. However, the actions of a few impact the quality of work and safety for all. The Board should review the policy for vehicles blocking common areas. We have reached out to SASD transportation department, and coordinate with them during early school dismissal, so we can have resources to get buses through the community during winter storm events. So far, this is working well. We need to remind residents they may not park their vehicles on roadways, especially during and immediately following storm events, when plows must be able to clear roads. In the case of the Water gap Point, vehicles continue to block the access road preventing plows from clearing down to unit #1. The Board should consider how to address this.

d. Cornerstone Bus Stops – We are trying to negotiate additional bus stops in Cornerstone.

e. Response to Member's drainage issue –With snow pack, it is difficult to evaluate the swales at this time. However, these are by design very flat swales, with little grade. And the elevation of the swale is far below his property, such that if the swale overflowed it would run toward the Clubhouse as opposed to his home, which is slightly elevated from the swale.

COMMITTEE REPORTS

Finance Committee – The accountants continue their work on the 2013 Financials and Tax Return. The Operating Cash Balance was \$86,325.23 as of Jan 31, 2014. The Reserve Cash Balance was \$216,074.66 as of Jan 31, 2014. We recently settled on a long delinquent account, where debtor had left the state and filed bankruptcy. Attorney Hardy was able to find assets and negotiate a payment of almost \$9,200 on an account balance that we had little hope in collecting. Need to review Member's settlement letter.

DRC Committee –Compilation of Rules and Regulations, Fine Schedule and Design Guidelines - We have for distribution a comprehensive package for review and comment. We will send this via pdf file. We are seeking input for the updating of these documents which impact aesthetics within the community.

Safety Committee – Management is obtaining the cost of printing to a magnet of the safety card “what to do in an emergency” prepared by the committee in conjunction with Strategic Crisis Solutions (SCS). Dr. Gumina is providing security with AED refresher this week.

Kids Club – Michelle Pinnock Harper has presented a proposal for a Mad Science program to be held at the Clubhouse.

Garden Committee – The Garden Club has provided me with minutes of their meeting, below. Ed has asked me to meet with him when weather breaks to plan the project this spring.

BML Garden Club
Meeting of 12 Feb, 2014 Report

Water was discussed and we will at least in the foreseeable future rely on Ed's truck to haul water from the lake to site by filling large garbage cans. It was noted that average rainfall is 4.3” per month for our area.

Kids Club has raised the question of having some joint program and Veronica Meehan has volunteered to develop and implement a learning program.

Access to the gardening area was discussed and I mentioned that Pat Briegel had offered to have his maintenance men do something to make the hill climb less challenging. I also pointed out that Pat had indicated an access area from the road where one could drive a truck in closer to the garden...I will go over that with Pat in the near future.

Rental charges for the individual raised beds were proposed set at \$20. Subject to more input. Kids Club use of 2 beds would be forgiven.

I mentioned that I will have some left over seeds from those I have ordered and will make them available on a limited basis as seeds are planted.

We are hoping that the raised beds and complete enclosure will be functional by May 1st to allow for planting of early crops

4. Old Business

- a.** The final floor material was selected for the clubhouse renovation and the check was signed so that materials can be ordered. A date must be selected for installation prior to pool season.
- b.** A discussion concerning the BML parking policy and how offending members inhibit the most efficient and effective execution of snow plowing was held. All Board members were in agreement that adherence to the BML parking policy must be enforced in order to optimize the effectiveness of snow plowing. Three critical issues that must be addressed are parking in unauthorized common areas at the Brushy Mountain Townhomes, Parking at the edge of driveways limiting how wide roads can be plowed, and Street parking. All members were in agreement to let both Mary Ann and Lynn draft initial enforcement policies for review at the March meeting.
- c.** Steve suggested that every street get at least one pass with the plow during the plowing of the main roads as it is a potential safety issue to keep these roads unplowed until the very end of the storm. Steve estimated that one pass on each non-primary road would be less than an hour split between all plow vehicles.
- d.** A letter from a Member was reviewed and Mary Ann informed the Board that this issue was reported by this Member and addressed by management and past Boards several times. Mary Ann will distribute prior communications on this matter to the board for review at the March board meeting.
- e.** A letter from Felix Lopez Montalvo (representing a Member) requesting a settlement of \$1,000.00 was reviewed by the board. Mary Ann provided the history on the past due dues. The board voted unanimously to reject the settlement request. Mary Ann will draft a response to Mr. Montalvo, rejecting the request.
- f.** The Board discussed a letter from a Member and subsequent rescinding of this letter. A written response to the Member acknowledging

the rescinding of the letter will be sent.

- g. The open Director position was discussed. John stated that BML policy dictates that the person with the next highest vote count in the last election (not elected) is to be awarded the position. Steve disagreed that such a policy exists and argued that the open Board position is to be voted on by the current board. Vince tabled the discussion until the March meeting so that John could produce the policy concerning replacement of a resigning Board member.

5. New Business

- a. Lynn requested that Mary Ann send the Management Report to all Board Members three days prior to every Board Meeting.
- b. Lynn requested a collections report with detailed information to be presented at every Board Meeting.
- c. Gary requested a monthly budget report showing all line items as they stand YTD vs. Total Year.
- d. Gary requested a monthly recap listing all checks written from the BML account showing amount and reason.
- e. Mary Ann to send all Board members a copy of all policies and procedures prior to the March meeting.
- f. The Mad Science program proposed by the Kids Club was unanimously approved by the Board pending the proper insurance documentation naming BML as insured is in place prior to the event.
- g. A complimentary letter concerning the snow plowing this winter was received from Herb and Jenny Dougherty.
- h. Mary Ann to check with the Water Company about their responsibility to clear snow from hydrants and also inquire about the scheduling of hydrant testing. Mary Ann to request reports of all past hydrant testing.
- i. Gary, Lynn and Vince updated the Board on their meeting with our insurance broker.
- j. Steve presented a quote in the sum of \$320.00 for an outside re-useable sign to promote BML events. All were in favor of purchasing one sign to test it's effectiveness.
- k. John requested that he is not included on e-mails between Board Members as he will get his BML information at Board meetings.
- l. Next Board Meeting is set for Saturday, March 22 in the club house at 10:00AM.

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