

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: March 22, 2014

9:00AM at the Clubhouse

1. Call to Order – by Vince Ricci at 9:10AM

- a. Attendance: Vince Ricci, Gary Smith, Steve Melnick, Lynn Ball, Chip Calori, John Gumina
- b. Others: Pat Briegel, Mary Ann Freeby, Charlie Vogt, SARP liaison – Dean Islanburger

2. Motion to approve Minutes:

- a. The minutes from the February 18th meeting were not approved as two board members (John Gumina & Chip Calori) did not review prior to the meeting and no hard copies were available at the meeting.

3. Management and Committee Reports (presented as written by management)

Common Areas – We have maintenance personnel performing spring cleanups beginning this week, as weather permits. Cleanup of the Walking Trails, Clubhouse area and Gazebo will be the focus. We will also be performing a cleanup of the roadsides. Interim road repairs using asphalt patch will be done to fill in the severe potholes. Once the water table recedes and the frost are out of the ground, a comprehensive evaluation of the community road conditions will be performed, and the hardest hit areas will be identified. We have allocated money in the Reserve budget for road and shoulder repair this year.

Clubhouse – We had an electrician investigate the problems with circuit breakers, and he repaired them. The flooring project is still “on schedule” for April 14 thru 18.

Tennis Courts - Once the snow is clear we will be reinstalling the tennis court nets. When weather and temperatures allow, we will finalize any required sealing and then begin preparation (cleaning) for paint.

Cornerstone – Infrastructure report – Meeting with the township engineer and supervisor was held yesterday. The township engineer will be preparing a final design/plan. The Twp Solicitor is working with counsel to finalize the Agreement.

Other Cornerstone issues for Board consideration:

SASD Additional School Bus stop – we have secured a verbal commitment from SASD that once we have the infrastructure completed (including top coat roads paved), they will meet with us to evaluate the need for additional school bus stops. We are seeking a new bus stop which would be towards the rear of the Cornerstone community, where currently children must walk to the only bus stop located in the front of the community, a considerable distance.

Mail pods – There are three options. The Board should decide the best approach:

Garbage Contractors – We have noticed several new garbage haulers in the community. One had no identifiable lettering, and was pulling a landscape trailer with mesh sides that appeared to be severely overweight. I requested the municipal zoning officer furnish me with a list of permitted garbage haulers. It might be beneficial for residents to have this information, which could be posted on the website, as a means to find permitted contractors and be aware that contractors must be permitted with the municipality to provide services in BML.

COMMITTEE REPORTS

Finance Report – The Operating Cash Balance was \$66,077.27 as of Feb 28, 2014. The Reserve Cash Balance was \$216,077.17 as of Feb 28, 2014. The accountants are nearing completion of the 2013 Financials and Tax Return, and audit. Also, detailed Operating and Reserve Cash Receipts and Disbursements reports are attached. Also as requested, the insurance comparison spreadsheet, and, a report on collections has been provided. Also for consideration, the Kevin Hardy Collection Agreement for renewal.

DRC Committee – A compilation of policies and procedure information was provided to the Board members. Are there any questions regarding this information, and how would the Board like to proceed in their review.

Safety Committee – Management has obtained the cost of printing to a magnet of the safety cards. Does the Board wish to authorize this purchase.

Kids Club – Upcoming event Mad Science scheduled for April 5 at the Clubhouse. So far, there are 17 children signed up (out of 25 maximum permitted).

Garden Committee – See attached memo from Ed Cron. I have generated a materials list which is within the Boards approved budget previously approved for the project. We plan to meet at the site in the next 1 to 2 weeks, weather permitting. We will begin work. Ed is also working on drafting a “rules and regulations” guideline for the club. We discussed means of keeping animals from foraging/damaging the garden. Ed has proposed a low voltage system. Consideration should be given to its use in the common area.

Other Matters:

Emergency Action Plan for BML Club Dam – Currently with Monroe County Emergency Management under review. Once approved there it will be forwarded to PEMA (Pennsylvania Emergency Management Agency), then to DEP for their final review. Once approved, the plan will be disseminated in accordance with the requirements.

St. Luke’s Hospital has received Conditional Use for a large scale hospital development located along route 611, south of Bluebird Lane. The project calls for 3 buildings totaling over 430,000 SF of floor space, and will function as a full service hospital. Conditional use was issued last month. St Luke’s development team is working with Penn DOT for important highway designs and permit matters.

I-80 map – Last month I attended a meeting at Stroudsburg HS hosted by Penn DOT. The purpose of the meeting was to announce and display to the public the proposed I-80 widening project. It included various options for on/off ramps. Mark Sowers was there as well, offering a map (attached) and his concerns on behalf of the Stroud Region Open Space and Recreation. His concern being access for walking and biking paths that bisect the route 80 interchange. This is general information only, and residents should be aware that there will be major disruptions in and around route I-80 and neighboring travel ways when the work commences.

4. Old Business

- a.** Discussion on options concerning the mail at Cornerstone. Pat will develop costs on three scenarios and send to all board members prior to the April 15th board meeting.
- b.** SARP Officer Eilenberger introduced as our new BML Liaison. Officer Eilenberger reported on the time period of January 1 through March 16 at BML. Officer Eilenberger commented that in his opinion, based on the incidents reported at blue Mountain lake – our community is best in class for

- safety and lack of crime. SARP will be adding 4 new officers.
- c. Gary agreed to consolidate all insurance questions from board members in order to get final insurance answers from our agent.
 - d. Grounds and property tour set with Pat and available board members on Thursday March 27th at 11AM.
 - e. Final review of the BML safety magnet. Lynn and Gary objected to the SCS logo on the magnet. Steve suggested that the SCS logo stays but is reduced in size and the BML logo is added at a larger size. John motioned to vote on Steve's suggestion, 2nd by Lynn. For - Steve, Vince, Chip & John / Against – Gary & Lynn.
 - f. The Garden Club proposed a budget of \$775.75 for materials to set up raised beds and fence the area. Gary motioned to approve this request, 2nd by John. All were in favor.
 - g. The Garden Club proposed a plan to install a low voltage electric fence around the garden enclosure. A discussion was held concerning possible dangers / liability from installing such a device. John cited possible issues with pace makers. Steve suggested that we deny this request but leave the budget open for a future non-threatening option. John motioned to vote on this solution, 2nd by Steve. All were in favor.
 - h. Vince suggested that all Bingo donations for refreshments should be recorded and held separate from the Bingo proceeds. This will enable the refreshments to be replenished from these funds and not donations going forward. All agreed.

5. New Business

- a. Pat spoke about a private (possibly unlicensed) garbage hauler that he spotted in Blue Mountain Lake. Pat explained that unlicensed haulers cannot dump waste legally, so they dump illegally. Pat suggested that we post information on licensed garbage haulers on the BML website and all board members agreed.
- b. Upon review of the proposed renewal for Kevin Hardy's services, a secretary hourly rate increase of \$3 per hour as well as a copy rate increase from .15 to .25 per page was noticed. All else remained the same. Steve suggested that Mary Ann present the following information at the next board meeting. 1. Total secretary hours billed in 2013. 2. Total copies billed in 2013. Charlie Vogt suggested that Kevin transfers documents on a flash drive to avoid the expense of copies. The board will revisit this renewal proposal at the April meeting.
- c. Gary motioned to eliminate the use of Charlie Vogt to review meeting minutes in order to save the expense, 2nd by Lynn. All were in favor.
- d. Discussion on appointing the replacement for Robert Temple as the seventh board member. John stated last meeting that there is a resolution that the empty seat must go to the person with the next highest vote total from the most current election. The appointment process was delayed at that time because Vince argued that there is no such resolution and that

the board must appoint a replacement by majority vote. Charlie Vogt confirmed that there is no such resolution that the person with the next highest vote total is appointed. Charlie Vogt stated that the board does not even have to discuss why they appoint whomever they appoint – they must just vote on it. Steve stated his reasoning as to why he was nominating Mark Sowers for the empty seat. Steve also stated that past practices are just that – the way the board decided to fill an open board position the last time it occurred and that that past practice does not change the BML guidelines as to the board having the authority to appoint whomever they choose with a majority vote. Vince motioned to appoint Mark Sowers for the open Board position, Gary 2nd. All were in favor.

- e. The board agreed that we will set a date for a board meeting with a portion open to BML members.
- f. Mary Ann to make copies of the agenda, meeting minutes and highlights to be distributed to all board members along with the management and committee reports at every board meeting going forward.
- g. John suggested that we increase the use of the BML website to enhance all communications.
- h. Gary motioned to nominate Lynn Ball for Treasurer, Vince 2nd. All were in favor.
- i. Vince nominated Ernie Hayfield for the Finance committee, John 2nd. All were in favor.

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