

**THE BLUE MOUNTAIN LAKE CLUB**

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**Board of Directors - Meeting Highlights**

**Date: June 28, 2014**

**8:30AM at the Clubhouse**

**1. Call to Order – by Vince Ricci at 8:44AM**

- a. Attendance: Vince Ricci, Gary Smith, Steve Melnick, Chip Callori, John Gumina, Mark Sowers
- b. Others: Pat Briegel, Mary Ann Freeby, Charlie Vogt

**2. Motion to approve Minutes:**

- a. John motioned to approve the Minutes from May 13, Steve 2<sup>nd</sup> – All were in favor.
- b. Steve motioned to approve the highlights from May 13, Chip 2<sup>nd</sup> – all were in favor.

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

**ACTION ITEMS:**

**Pool Vac** – Attached for review is the pool vac, as suggested previously by Mark. Please authorize purchase of this equipment, as it is anticipated to greatly improve the ability to vacuum and keep the pools clean.

**Club Attendant Posting (draft by Mark Sowers and Management)** – Attached is the draft notice regarding the role of the Club Attendants. Please review and approve for posting on the website.

**Clubhouse Front porch Repair** – See attached estimate for repair of the front porch. I will continue to seek another bid. I would like the Board to authorize completion of the repairs at this amount, or less.

**Boat Storage** – Please see attached proposal.

**Overgrown or Abandoned Properties** - There are approximately a dozen vacant homes that are severely overgrown. These properties have received notices they are in violation. In some cases, they may be vacant, in Sheriff Sale, Foreclosure and/or some legal action. How does the Board wish to address? In the past we have weed whacked the properties (or if possible, used mowing equipment depending on the condition of the property). If the Board chooses this option, the cost for that work would be billed hourly at \$32/hr. This price includes the cost of mowers, trimmers, fuel and mobilization.

**INFORMATIONAL ITEMS:**

**Finance Committee** – The Finance Committee has met several times since the last Board meeting. Most of the effort has been spent on the audit and financial reports from Kirk Summa. Ernie Hayfield, CPA, has spent some additional time with members, including Lynn Ball explaining the financials. We are nearly complete with the review and hope to recommend to the Board acceptance of Financials and approval of tax returns.

**DRC Committee** –The committee continues their comprehensive review of current design guidelines, rules and regulations, and other policies related to the Committee. Attached find proposed changes to the Rules and Regulations and the Rental/Lease Application and Tenant Registration forms.

### **The Safety Committee – Blue Mountain Lake Club Safety Committee Update**

The Safety Committee is chaired by Steve Harper. Other participants include Michelle Harper, Jenny Dougherty, our Management liaison Mary Ann Freeby and I.

Accomplished this year, our Emergency Dam Plan, has been completed and approved by the Monroe County Emergency Management Office and is currently under review by the State. This is a requirement for all communities that have dams and must be updated every five years and provided to area Emergency Service Providers in case of a breach.

In the next month or so, all owners will be receiving a mailing that will include a “Safety Committee Magnet”. The magnet was designed by the committee with assistance of Strategic Crisis Solutions and is being provided to assist owners during emergencies. The contents of the magnets includes important information such as the Security Cell phone number, Pocono Record Text Alert registration information, the National Weather Service Text Alert registration information and important "Grinder Pump" information.

Did you know that you should not flush or run water during a power outage because you're Grinder Pump that carries sewage away from your home runs on electric? Some folks don't know. Running water during a power outage can result in sewage back up into your homes.

We would like to share another helpful tip to assist owners during periods of power outages. Purchase a simple phone charger for your vehicle that can plugged into your vehicle cigarette lighter or auxiliary outlet supplied on many newer model vehicles. They cost of a vehicle phone charger is less than \$15.00 at Radio Shack and it can keep your phone charged during extended periods of power loss, or should your phone battery fail during trips or long outings.

The Safety Committee will be working on short and long-term goals over the next year. We will be researching the purchase of a megaphone, looking into forming a CERT - "Community Emergency Response Team", training, communication and evaluating community resources, such as area shelters, i.e. ESU, East Stroudsburg High School, etc., working with the school district to add bus stops and providing information to owners to help them be prepared. Remember, **“A Crisis Never Happens When It's Convenient”**

**Bingo Club** –

**Bingo Revenue Report  
And Funds Request**

Date: 5/24/14

Attendees 19 @	\$10.00 ea.	\$190.00
Specials Sold	various	<u>98.00</u>
Sub-Total		\$288.00
Donations		
Food/Beverage		59.00
Dabbers		1.00
Sub-Total		60.00
Total		348.00
Turned into Office		\$320.00
\$288.00 – from Bingo		
32.00 - from donations		
Retained Food/Beverage Fund	\$28.00	

Proceeds from the Bingo held on May 24, 2014 were \$348.00; as the new approved prize monies will be reduced to \$320.00 no additional funds will be needed for the next scheduled bingo.

**STROUD REGIONAL POLICE  
100 DAY STREET  
EAST STROUDSBURG PA 18301**

From: [deilenberger@sarpd.com](mailto:deilenberger@sarpd.com)

Meeting 10:30AM - 06/28/2014

Blue Mountain Lake Club Period of Coverage 03/22/2014 -06/15/2014

**Total responses - 26**

**Burglar alarms -14**

**Medical emergency – 2**

**2 domestic altercations 1 resulting in summary citation for Harassment**

**1 Lost or Missing juvenile, was located.**  
**7 – No action required**

**Lake Treatment** – We have received several treatments. Due to the new permitting requirements which require notification and approval from BCRA, the treatment for submerged weeds was delayed. This was due to the rain we have had (BCRA only permits this treatment when there is not outflow). Also, in accordance with new requirements, I made a quarterly inspection of the dam and found it to be in order.

**Cornerstone Update** – I received confirmation from Stroud Twp that the bid deadline for the infrastructure work is the beginning of July, with work to be completed by October 30. There are measurements in the roadway which were done for quantities and support this. I will keep the Board updated on the bids.

**Brushy/Pocahontas intersection** – Per the Board's email approval, I advised the municipality that we are okay with the clearing of brush and trees for the area flagged from the wing wall sign at Pocahontas Brushy Mt Road north. I expect this work to begin soon, perhaps in the next two weeks, weather permitting, along with the repaving of Brushy Mt Road at the same time.

**Tennis Court Repairs** – The contract was signed following approval by the Board via email and it has been scheduled. I expect the work to be completed within the next four weeks, weather permitting. Also, two new net were ordered and will be installed following completion of the surface work. All of this work fits within the 2014 Capital budgeted amount.

**Overflow parking at WGP** - Per Mark Sowers request, I prepared a rough estimate for the overflow parking in Water Gap Point.

**BML Garden Club** – Update from Ed: The Garden Club now has a large footprint in the Community Garden, with Gary and Cynthia Smith, Veronica Meehan cultivating vegetables and with a "Kids Club" bed being tended by Jaden and his mother Michele Harper. In addition we have started both a display bed for vegetables and one for flowers. We still welcome and need more community involvement, if you think you want to become involved or have a gardening question please call or email: Ed Cron, [elcr@ptd.net](mailto:elcr@ptd.net)..424-8524 For those interested we have a beautiful crop of Greek Oregano which we would like to share with our neighbors...just find your way to the garden and in the last bed to the right you will find the oregano, just clip off what you need for fresh or drying and enjoy!

**Common Area Maintenance** – Additional planting of annual flowers at common areas (including mail pod, Guardshack, and Clubhouse) and mulching of Clubhouse. Also, beds were weeded and mulch was applied at the common area planting beds along Water Gap Point. Roadside Cutting – We have cut the roadside shoulders in both BML Club and in Cornerstone. Our carpenter replaced wood pieces of the swing set located at the Clubhouse, he also tightened all screws and confirmed the unit is safe for use. It is however aging, and should be considered for replacement within the next year or two. I believe the Kids Club indicated they were preparing a comprehensive proposal for play equipment and areas for the Board's review.

**Gravel driveways** – I was asked to look at gravel in the Daffodil area. We routinely experience gravel from stone road shoulders either washing onto or getting kicked onto the roadways by traffic. There are certain areas where traffic and grade make this more common, such as the intersection just past Chip's house. We periodically blow or sweep the stones from the roadway. In Daffodil Dr section, the road shoulders do not exist. There is a Belgian block edge with catch

basins. Therefore, the gravel there is coming from the few unpaved driveways in that section. The Board may wish to advise these Owners of their need to remove the gravel from the roadway, and, to not plow snow out into the roadway (which is how most of the stone was moved there).

#### **4. Old Business**

- a.** As requested, Pat presented an estimate of \$1,848.00 to repair the stoop at the club house. Pat suggested that his crew could probably do this repair for the cost of materials. Steve motioned to have PMA perform this work in order to save the cost of installation – second by Gary. All were in favor.
- b.** Review of the proposed Boat Storage Policy developed by Vincent Ricci and Gary Smith and in conjunction with PMA . In an effort to clean up the boat storage area on club common grounds, all boats that are stored in this location will need to be registered every year at a cost of \$60.00 annually (\$5.00 per month). The board discussed the annual fee amount and the fact that storage of boats is an “exclusive use” on common grounds. The annual fee will not only cover the registration process and initial area clean-up, funds raised through this fee will also be used for future improvements to the area. Gary motioned to approve the proposed boat storage policy – second by Chip. For: Gary, Chip, Steve, Vince, John Against: Mark
- c.** Discussion on enforcement of properly maintained properties throughout Blue Mountain Lake. A letter went out to homes that have not been maintaining their properties. Some of these property owners reacted to this letter and started maintenance of their property while others have not reacted in the manner that is required in our community rules. Steve motioned that we send a second letter to those still in violation and start fining and or handling the maintenance at their cost after two weeks of the second letter – Second by Gary. All were in favor.
- d.** Steve motioned that we go into executive session at 9:54AM – second by Vince. All were in favor.
- e.** John motioned that we come out of executive session at 10:05AM – second by Gary. All were in favor.
- f.** Gary motioned that we authorize Charlie Vogt to proceed on settling the complaint by Classic Quality homes – second by John. All were in favor.

#### **5. New Business**

- a.** General discussion on general pool area maintenance and policy. Also

discussed was the policy on pool use by children in diapers and the role of the pool attendants. Pat spoke about the fact that the pool attendants are not lifeguards and that this fact is posted in the pool area.

- b.** Gary motioned to approve the purchase of a supplemental pool Vacuum pump for \$1,499.00 – second by Vince. All were in favor.
- c.** Mark introduced the topic of adding skimmers to the existing pool filter system in order to increase the effectiveness of the system. Gary motioned that we approve the purchase of these skimmers including installation for the amount not to exceed \$400.00 – second by John. All were in favor.
- d.** Discussion on the lighting of the tennis courts and the lack of lighting on the basketball court. Pat will gather information and costs to either add lights or repurpose some of the existing lights.
- e.** Steve motioned that we set up a meeting for all Cornerstone property owners at the clubhouse on Saturday July 19 right after our Board Meeting – second by Chip. All were in favor.
- f.** Gary motioned to set up a committee for litter control – second by Steve. All were in favor.

**6. Adjournment – Vince Ricci called for adjournment of the meeting at 10:20AM, Chip second - all were in favor.**