

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights Open Meeting Session Date: June 28, 2014 10:30AM at the Clubhouse

1. Call to Order – by Vince Ricci

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

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

- a. Pat presented the Management Report and addressed questions as they were presented.
- b. Mary Ann presented the current SARP report.
- c. Board members spoke briefly about committees that they are serving on:
 - Gary Smith – Finance Committee
 - Steve Melnick – Communication Committee
 - John Gumina – Design and Review Committee
 - Chip Callori – Safety Committee

3. Member Questions / Comments:

- a. What can be done as far as lighting the corner of Brushy Mountain Road and the entrance to cornerstone? **The Board and PMA will look into options.**
- b. What is the warrantee on the work that is going to completed on Brushy Mountain Road? **Pat will try to get specific detail from the town.**
- c. Can a second bus stop be created for Cornerstone residents? **The Stroudsburg School District has agreed to meet with BML to discuss a second location as soon as the roads are finished.**
- d. What is the plan for the mail boxes for Cornerstone residents? **This is a current Board topic and all options are being discussed. A decision must happen soon as the build-out of Cornerstone is continuing.**
- e. A resident raised concern about overgrown lawn and brush on a neighboring property. **This resident was asked to supply specific information to PMA after the meeting so that the issue can be looked**

into.

- f. A resident asked what is being done concerning proper maintenance of vacant homes as well as occupied homes. **A second letter was just authorized by the board. After two weeks, BML will start maintenance on these properties at the owner's expense.**
- g. How does a BML owner attend a Board meeting? **An owner can request an appearance at a board meeting to discuss a specific topic with the board by written request.**
- h. What is being done about the road conditions where the winter weather has caused damage – particularly on witness Tree Circle? **The roads have been examined and repair work for several areas have been put out to bid including Witness Tree Circle.**
- i. Will speed bumps be installed in Cornerstone? **The Cornerstone road completion work will be performed by the Town and we will see if speed bumps can become part of the scope.**
- j. A concern was brought up about cars leaving the club house and ignoring the stop sign at the corner.
- k. A suggestion was made to line mark the parking lot at the clubhouse in order to ensure that the maximum amount of parking is available during the busy pool times.

5. Adjournment – Vince Ricci called for adjournment of the meeting at 12:17PM, Chip second - all were in favor.