

**THE BLUE MOUNTAIN LAKE CLUB**

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**Board of Directors - Meeting Highlights**

**Date: July 19, 2014**

**8:30AM at the Clubhouse**

**1. Call to Order – by Vince Ricci at 9:22 AM**

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

**2. Motion to approve Minutes:**

- a. Steve motioned to approve the Minutes from June 28 with edits, John 2<sup>nd</sup>  
FOR: Steve, John, Vince, Gary, Chip  
AGAINST: Mark
- b. Steve motioned to approve the highlights from June 28 with edits, Chip 2<sup>nd</sup>  
FOR: Steve, John, Vince, Gary, Chip  
AGAINST: Mark

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

**ACTION ITEMS:**

**Line striping at Clubhouse** – Configuration must be minimum 9' x 19' for hairpin stripes, or 10' x 19' for single line stripes, at 90 degree angle. Different angles require different widths. With Board approval, I will measure and assess capacity based on configuration.

**Manorhome Overflow Parking** – Status of last month's proposal

**Election Procedure** – Seeking approval for time schedule for election materials and procedure.

**Cornerstone Mail pod costs** – There is only one available mailbox remaining to serve Cornerstone residents. Attached please find the proposal I submitted to the Board back in April. Be advised that because this area where the mail pod is proposed is within a wetlands buffer, we may be required to seek a waiver from the municipality. This will require application fees and a hearing. Costs for plans, representation and application fees are estimated to be approximately \$3,000 to \$7,000 additional. Pending the outcome of this process, the construction costs may be impacted as well (for example, if plans are approved subject to additional landscaping or construction requirements). Once the application fees are paid, there is no guarantee nor will costs expended be refundable regardless of outcome.

**Amerigas Contract** – See attached.

**Boat Launch Proposal** – The approved signage, posts and registration stickers are ordered. Recommended Registration form and Cover letter attached for Board's approval.

**Lawn Violation Letters** - The 2<sup>nd</sup> mailing for lawn violations was mailed after an inspection for further compliance. There were 15 notices mailed with a deadline for compliance of Thursday, July 24, 2014.

**Pool Use – Swimmies** – Does the Board wish to authorize the purchase of swimmies for “emergency use distribution”?

### **INFORMATIONAL ITEMS:**

**Finance Committee** – The Finance Committee has met for its final review of the Financials and is recommending to the Board to accept the Financials and Audit. They have begun a review of the Reserve Study. Also, attached are Receipts and Disbursement reports for both Operating and Reserves for preceding month (June 2014).

**The Safety Committee** – No new business

**Bingo Club** – See revenue report, attached.

**Communication Committee** – Management recommendation to post Blue Mountain Lake Club Assessment Explanation to the website (see attached.)

**Lake Treatment** – We have received several treatments, and the lake appears to be in good condition this year, despite the rainfall. The most recent treatment was for Lily Pads performed on Thursday, July 17, 2014.

**Cornerstone Update** – I received confirmation from Stroud Twp that they received three bids for the paving portion of the work. The municipality received favorable bids for the work. This work includes the super pave overlay, bituminous shoulders and also adjusting the elevations for manholes before paving. Council will provide an update on the status of the Agreement which must be completed before bids can be accepted. Bids must be accepted by beginning of September, with work to follow.

**Brushy Pocahontas Intersection** – The work was completed by the municipality at the intersection of Brushy Mt and Pocahontas. This has dramatically improved safety through increased sight distance there. I reached out to the municipality and thanked them for their cooperation on this issue. The Brushy Mt Road paving work is imminent – weather has delayed the work, but should be completed before end of next week.

**Common Area Maintenance** – Weirs were purchased and installed. New vacuum hose was purchased, and has made a huge difference in vacuum ability. We have therefore delayed purchase of the approved second pump, to save the money. We continue to work at roadside cutting. We have also blown off road intersections. The heavy downpours we have experienced make this an ongoing maintenance issue. I have sought pricing for the lights at the basketball court. The tennis court repair that precedes the overlay painting has begun. I spent Friday morning with the contractor reviewing what work was to be completed and documenting conditions. Thus far, I am very impressed with the thorough approach by this contractor. After we walked the site, he agreed to “include” some additional repair areas. They will be on site again next week for the overlay work. I have been working on road and drainage repair plans, have met with contractors and will be providing update for the Board. New basketball nets have

been installed. Also, the repairs to the play equipment at the pool area have been completed, including replacing worn parts and lumber, adding swing, and adding a stabilizing beam to the base. Additional “sprucing up” around the pool will be occurring, including new tennis nets, touch up painting, repairing some paver areas, as time and weather permit.

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

- a.** Discussion on the Cornerstone mail boxes. The current location is not an option as it is not on common property. The Cornerstone plans do not include a mail pod. The only possible location with-in Cornerstone falls with-in a wetland buffer zone. BML would be required to apply for a special exception as well as a sealed survey plan and council just to present to the town. Even if approval was given concerning the wetland buffer, only two parking spaces would be possible. Steve motioned that all Cornerstone mail boxes become part of the existing Blue Mountain Lake mail pod, John Second. FOR – Steve, John, Vince, Gary, Chip. AGAINST – Mark. ABSTAIN - Lynn
- b.** Discussion on Cornerstone road completion. The Board will request the installation of speed humps (not bumps) during the road work to save the cost of installing after the road completion.
- c.** Gary motioned to approve the mailing of the boat storage policy and registration letter, Chip second – All were in favor.
- d.** Lynn motioned to approve the purchase of swim diapers for emergency use only at the pool, Gary Second. FOR – Lynn, Gary, Vince, Steve, Chip, John. ABSTAIN - Mark

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

- a.** Steve motioned to sign the agreement with Classic Quality homes, John second – all were in favor.
- b.** Discussion on the Community Amerigas contract. John motioned that Mary Ann request an extension on Monday so the Board could have more time to review, Steve second. FOR – John, Steve, Vince, Chip, Mark. AGAINST – Gary. ABSTAIN – Lynn
- c.** Lynn motioned to approve the 2013 financials and sign the audited tax returns, Second by Vince – All were in favor.
- d.** Gary motioned to have Mary Ann secure the meeting room at Shawnee for our annual meeting with a 9:30AM start time, Second by John. FOR – Gary, John, Vince, Steve, Lynn, Chip. ABSTAIN - Mark

#### **6. Adjournment – Vince Ricci called for adjournment of the meeting at**

**11:00AM, Steve second - all were in favor.**