

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Annual Meeting Highlights

Date: November 15, 2014

Shawnee Inn 9:30AM

1. Call to Order – by Vince Ricci at 9:40AM

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

2. Introduction of Board, Management and Guest

3. SARP report from Officer Chris Shelly

Officer Shelly discussed the communication and cooperation between The Blue Mountain Lake Club Board, PMA and The Stroud Area Regional Police Department (SARP). He explained that this is why Blue Mountain Lake is consistently one of the safest communities in the Pocono region.

According to Officer Shelly, 2014 was the “quietest year on record for Blue Mountain Lake”. Of the 88 total calls from BML, the only legal action was the issuance of one citation.

<u># calls</u>	<u>Subject</u>
33	Non-police matters
30	False alarms
10	Domestic disturbances
9	Suspicious activity
4	Run-a-ways
1	Criminal mischief
1	Harassment citation

Officer Shelly told the audience that while Blue Mountain Lake has security on site, 911 should be the first call made if you see something suspicious or you are in the need of immediate assistance.

4. Board and Committee Reports

- a. Gary and Lynn spoke about the following topics that were addressed in 2014.
 - *Website enhancements
 - *Litter
 - *Dog Policy
 - *Detailed financial review

- *Review of the BML Rules and Regulations
- *BML Reserve study
- *Change in BML legal representation
- b. Gary and Lynn gave a brief summary of some major items for the 2015 Board.
 - *Complete review of BML BiLaws
 - *Continue open meetings in 2015
 - *Develop informational seminars at the clubhouse
 - *Continue the newly developed planning committee
- c. **Craft Club** – Chip reported that the BML Craft Club donated over 100 items to Angels Closet this year. Angels Closet works with the Pocono Medical Center’s Neo Natal Unit. These items included blankets, hats, socks, etc. made by Craft Club members as well as cash and purchased donations.
- d. **Bingo Club** – Herb Dougherty spoke about the Bingo Club and reminded everyone that Bingo is tonight (November 15) at the clubhouse.
- e. **Garden Club** – Ed Cron discussed this past summer’s growing season in the community garden. He also spoke about expansion plans for 2015. The Garden Club will be presenting a movie (“Forks over Knives”) at the clubhouse in December. Watch for details.
- f. **Safety Committee** – Mary Ann discussed the number one event for the Safety Committee – the annual Fall Festival. This year’s event was attended by over 250 people. Mary Ann thanked a long list of community members and PMA staff for donations of goods and services. Dr John Gumina conducted the annual training for our on-site difibulator units.
- g. **Kids Club** – This was a very exciting year for the Kids Club! Many new events were executed including the list below.
 - *Book Mobile at the clubhouse every other Monday
 - *The one-day Mad Science event was attended by 25 children
 - *The Dr. Suess event was attended by 20 children
 - *BML hike of the ponds for children and parents was a success
 - *12 children participated in swimming lessons this Summer
 - *19 children participated in tennis lessons this Fall

Watch for more exciting events coming up including a Holiday Party and a second Mad Science event.

- h. **Communications Committee** – Steve spoke about the enhancements to the BML website and how this will always be the primary source for communication. Secondary sources will be signage, mail, social media and flyers. In addition to timely information on Board Meetings and Community News, an event calendar as well as timely informative articles were also introduced to the website this year. Steve thanked Mark Sowers for his continued effort in management of our website. Mark conducted a short live demonstration of the Blue Mountain Lake website.

5. Management Report

Pat Briegel spoke about the focus of the Board and Management on keeping Blue Mountain Lake a premier community in the Pocono region. Pat noted the importance of understanding how BML is viewed by both club members and outsiders. Pat spoke about all of the infrastructure work as well as the work completed on Brushy Mountain Road this past year. By working with the town, we were able to have drainage work and line of sight improvements incorporated into the paving work on Brushy Mountain Road.

Some of the major infrastructure projects completed in 2014 are listed below:

- *New flooring and paint in the clubhouse
- *Equipment upgrades at our pools
- *Clean-up of the boat launch area started
- * Repair work to road surfaces
- *Resurfacing of two tennis courts
- *Painting of community speed bumps

6. Election results announced by Gary Smith:

Chip Callori	110 votes
John Gumina	97 votes
Ernie Hayfield	80 votes
Vince Ricci	75 votes
Jenny Dougherty	72 votes
Mark Sowers	58 votes
Manfred Reinhold	52 votes

7. Q&A

1. Member stated that the speed bump signs should be more prominent as guests do not know they are there. **Pat spoke about our community speed limit of 25 mph and will look at town standards concerning these signs.**
2. Member suggested that the speed bump signs should be located prior to the actual bumps. **Pat will look at town standards.**
3. Member praised the recent work on Brushy mountain Road and the overall beauty of Blue Mountain Lake.
4. Member asked what happens when a report is filed with management concerning a violation. **Mary Ann explained that management investigates and contacts the offender. Depending on circumstances, a warning or fine is initiated.**
5. Member asked what can be done about the inequity of school taxes for BML members. **This is not a BML related issue but the BML Board has several members that are actively supporting legislation to eliminate school property tax. Anyone wanting to get involved with support of this legislation should contact the Board for information.**
6. Member complained about garbage cans being left out long after garbage pick-up day. **This is a fineable offence as it is not only unattractive but also can cause unwanted visits by wild animals. Management and the DRC will be**

mindful of these offenses.

7. Member stated that he feels we are “finally a community”. He likes all of the activities that are being offered lately. He stated his concern about a high speed bump on East Shore Drive. He also asked why we have no lifeguards at the pool. We are a swim at your own risk facility. We have pool attendants that check member credentials, enforce pool rules and maintain the pools. Member also asked why only one security guard. There are times when we have more than one guard on duty. The board and management analyze our budget and needs and schedule accordingly. Member also asked why we charge for activities. We are not a vacation community developed around amenities and activities. Activities have been developed from time to time with

little or no budget and rely on donations and small attendee fees. Member would like to donate time to help raise funds for activities.

8. Member thanked Pat and management for responsiveness when someone dumped 4 tires illegally.
9. Member asked what the rate of arrears is and how we are collecting. We are currently about 16% but this changes daily as we are consistently going after monies owed. The Board supports an aggressive approach to collection. Member would like to see a delinquency report as part of the annual meeting going forward.
10. Member asked about the status of reassessment in Monroe County. The estimated cost for a county wide reassessment is about 10 million dollars. This is a County decision.
11. Member thanked the Board and management for the parking resolution at the Brushy Mountain Road Townhomes.
12. Member asked about the new address and if this was for mail also. The new address provided by Monroe County is the only address that is supposed to be used going forward. Mary Ann did request that lot numbers are still written on all dues checks.
13. Member asked if road work is covered by the reserve fund. The reserve fund covers required road work with-in BML as well as all infrastructure repair and replacement.
14. Member asked that speed bumps be added by the clubhouse and Escoll drive intersection. While there are many things to review as far as placement of speed bumps, the Board will note this as an agenda item for an upcoming meeting.
15. Member stated that they believe security can do more to enforce our community rules and regulations.

8. Adjournment – Vincent Ricci called for adjournment of the meeting at Noon