

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors - Meeting Highlights

Date: April 11, 2015

Club House 8:00AM

1. Call to Order – by Gary Smith at 8:04AM

- a. Attendance: Gary Smith, Vince Ricci, Ernie Hayfield, Steve Melnick, Lynn Ball, Chip Callori, John Gumina

Others: Pat Briegel, Mary Ann Freeby

- b. A Club Member addressed the Board to appeal the two current fines that were levied against him for an unpermitted shed and illegal truck parking.

2. Motion to approve Minutes:

- a. Vince motioned to approve the minutes from the March 14th Board meeting, Second by John. All were in Favor.
- b. Steve motioned to approve the minutes from the February 14th Board meeting, second by Lynn. All were in Favor.

3. Management and Committee Reports:

INFORMATIONAL ITEMS:

Cornerstone – Discussion on paving work and access road. Municipal Engineer has marked the Cornerstone roads with spray paint this week indicating areas he believes are in need of repair.

Mt. View Deed - The deed for Mt View was forwarded to Board president and BML counsel for review. Counsel reported everything looks in order with the deed which is consistent with Supplementary Declaration. With Board's approval, I will request that it be signed and delivered to Club for recording.

Finance Committee – Attached see Cash Receipts and Disbursement reports for both Operating and Reserves accounts for February 2015. April collections report is attached.. Year to date budget to actual report will also be presented. 2014 audited financials are nearly complete and expected to be available for review within next two weeks. Review collections settlement request.

Garden Club – Ed continues to work on generating interested participants, which has been less than he had hoped. Management has offered their assistance in generating interest, and has developed a simple means for watering in drought periods. There are still available plots for this season.

Bingo Club – Bingo was cancelled for March. Equipment has been checked and is operational, next date Saturday, April 18, 2015 at 7:00 PM.

Kids Club – See posters and website posting for upcoming Youth Clinic Tennis. Five sessions on Thursday evenings starting May 7th through June 4th. See various times for varying age groups. Adult Tennis Boot Camp also available based on meeting participant requirements of at least five persons. Also, see attached proposal for summer programs.

Kids Zumba Classes – Friday 8:00 PM and Sunday 9:00 AM \$7 per class or five for \$25.00 depending on participation. Last class had four participants and we have 1 more sign up.

See summer proposal - attached

Adult Zumba – Currently 4 persons participating.

Safety Committee - Management has provided a report as follow up to the exercise, which is attached. Members of the Safety Committee discussed the current approach to Disaster response, and will be providing the Board with a report. The Safety Committee members believe it is important to evaluate our emergency response and seek input from area emergency service providers. These include 911 control center, SARPD, SFD, and even the SASD, to maintain a well coordinated approach with these agencies. We have already had productive dialogue with the emergency services Director, with more information to follow.

Dr. John Gumina has agreed to again provide annual AED and CPR instruction for staff and interested community members during the last week in June. Date TBA.

Communication Committee – The committee is now up to 25 subscribers for the automatic notification on all website updates. This idea was suggested by a member at our annual meeting last year. We are currently using both sides of the A-Frame sign, the website and word of mouth to push sign-ups. We are also continuing to promote the BML website in our goal to make this an everyday tool for all BML members.

Website traffic comparison:

YEAR	JANUARY	FEBRUARY	MARCH	FIRST QUARTER
2014	313	288	321	922
2015	493	461	498	1,452
Increase	+57%	+60%	+55%	+57%

Common Area Maintenance –

Now that winter is finally over, we have begun spring cleanup. Grounds maintenance has begun in common areas.

- Maintenance crews are out repairing damaged signs.
- Walking trail spring cleanup is underway
- Tennis courts were cleaned and nets installed on lower two courts for play.
- Maintenance crew removed accumulated trash, and a truck load of leaves and debris from the Clubhouse Recreation area.
- Pool opening work has also been scheduled for next month.

Tennis court and pool renovation projects will begin this spring.

- Pool work – Scheduled Lap Pool resurfacing with Strand Pool has been scheduled. The free standing vacuum approved by Board was also purchased.
- Tennis - I met with the tennis court company and we have been placed on their schedule.

Several potholes were repaired in the community using cold-patch asphalt mix.

Natureworks 2014 Year End report emailed to Board members.

Speed hump report. Attached is the updated map in accordance with our last meeting. The map depicts the humps in need of modification. The next step following Board input is to create RFP and obtain pricing.

SARP/Security Report

Officer Christopher Shelly - 15 Incidents Reported March 1, 2015 through April 9, 2015

Five – false alarms

Three – Harassment (3 -citations filed within one family)

Four – Domestic no charges filed

One – Suspicious Vehicle

One – Assist another agency (Fire Company)

One – Non criminal investigation

Capital Improvement Planning

Attached is final recreation map which shows our open spaces and improved areas, for community presentation. The purpose of this map is to identify and delineate areas for current and future improvement. Blow ups of Active Recreation areas, at the Clubhouse and Lakeside, are also included. These blow ups allow for better identification and positioning of existing and proposed improvements.

In addition to the map, attached is a list of potential/suggested improvements. This is broken into active and passive recreation, and is also attached. The community should review the list and provide their input and feedback. Special thanks to Steve Melnick and Mark Sowers for their valuable assistance on this project.

4. Old Business:

- a. Lynn requested that a description of receipts (deposits) be included in the monthly cash receipts and disbursements report. Pat will make adjustments and the finance committee will finalize the format at their April 17th meeting. These details will be included in the May report.
- b. Vince motioned to request PMA to obtain proposals two ways (repairs only & repairs and replacements) on the community speed bumps, second by Steve. All were in favor.
- c. Discussion on delinquency and methods of collection. PMA to report back on actual spend vs. recovery on delinquent accounts. This report to include the four current methods used as well as options to sell bad debt.

5. New Business:

- a. Lynn motioned that we place posted signs along the perimeter of the common property related to the Mountain View deed that we expect to be receiving soon, Second by Gary. All were in Favor.
- b. Discussion on placement of emergency signage. This will become part of a comprehensive BML emergency plan.
- c. Discussion on a past due account and options for recovery of funds owed. Mary Ann to send the attorney solution to the Board for review prior to accepting.
- d. A club member is requesting a one-time permission to hold an estate sale due to a death in the family. This property is currently behind in dues.

Gary motioned to allow this request for an estate sale with the following conditions:

- 1. The first proceeds from the sale will go directly to The Blue Mountain Lake Club for payment of outstanding dues and fees.
- 2. A licensed broker is to be used for the estate sale.
- 3. The estate sale is limited to four days over a nine day period.
- 4. No street signs to the general public will be permitted.

Second by John. All were in favor.

- e. Steve motioned to approve all of the Kids Club requests submitted by Michelle Harper with the exception of running swimming lessons while the pool area is open to the club. Swim lessons will need to be prior to club pool hours. Second by Chip. All were in Favor.
- f. Vince requested that PMA inspect the steps at the gazebo.
- g. Discussion on the creation of "Community Enhancement Day"
- h. Discussion on Mount Hollow.
- i. Discussion on Community events at the clubhouse. The Board will cease granting permission for events that are not pre-register / pre-pay. The Board will also look again at events with admission fees prior to approving any additional events. It is the Boards intention to reexamine the policy, community benefits and execution before allowing this type of event in the future.

6. Adjournment of Regular Meeting – Gary Smith called for adjournment of the closed portion of the meeting at 9:58AM

**7. Open Meeting Begins: Call to order / Welcome by Gary Smith at 10:05AM
Chip had to leave early for a prior commitment.
John and Ernie left at 11:18**

8. Steve Melnick and Pat Briegel present the recreation plan for the undeveloped field.

- a. This field plan as well as other maintenance plans and community enhancements are intended to increase value in our community and individual properties.
- b. The boat launch area is almost 100% cleaned up and a plan to enhance

- that area is being developed.
- c. Signage for walking trails
 - d. A member requested backboard replacements to fiberglass on the basketball court.
 - e. Soccer field will most likely be a lined field with moveable goals if the budget allows the expense for the stand alone goals. Otherwise the goals will be permanent 4x4 posts with netting.
 - f. The new playground will be built away from the basketball court. If salvageable, the old playground will be installed by the gazebo area.
 - g. A member questioned the anticipated usage of the additional recreational courts and equipment. Steve explained that the majority of the expense will be for resurfacing the existing tennis courts (Maintenance of existing infrastructure) and replacing the old playground. The other additions are minor expenses intended to increase value in our community and benefit community members.

9. Management Report at Open Meeting / Q&A

Q – Will speed bump replacement be a priority this year?

A – Both speed bump repairs and replacements are being reviewed. PMA was directed to get proposals for both at this morning's meeting. The Board will review and decide what can be completed with-in this year's budget.

Q – Will the town home driveways be resealed this year?

A – This will be part of a comprehensive survey done for all BML roads this spring.

Q – Why are street signs missing in the Cornerstone section of Blue Mountain Lake?

A – Street signs are part of the infrastructure that is guaranteed by the LTS bond through the town. While some work has been completed against this bond, the town is responsible to complete all infrastructure work on the plans prior to releasing ownership to The Blue Mountain Lake Club. PMA is in constant contact with the town concerning completion of all items.

Q – A member complained about an ambulance response time of 25 minutes.

A – Unfortunately, there is nothing that the Board or PMA can do about that since they are an outside agency. Mary Ann mentioned that our security staff is trained in AED/CPR and have a defibrillator in case of an emergency. John Gumina will be conducting AED/CPR training for security and PMA staff the last week of June and any members that are interested are welcome to attend.

Q – A member stated that he thinks our security staff should be more

responsive. He stated that some guards always watch who is passing through at the booth and make eye contact or wave. Others do not even lift their head.

A - This brought on a full discussion concerning the role and responsibility of our security staff.

Q – A member asked what the length of our Management contract is.

A – Steve replied that the current contract is for 3 years and expires at the end of this year.

Q – The same member asked when the last time the management contract went out to bid.

A - John replied that the current contract was a contract extension and that the last time the management contract was out for bid was 2 contracts ago (about 6 years ago) and BML received 2-3 bids for that contract.

General discussion concerning the past practice concerning how the BML management and service contracts are bid and awarded took place. Many residents indicated that they think that competitive bidding on service contracts is important. Others stated that quality service is always important. Others assumed that bidding was the standard practice. One was worried that dues would be increased.

Q – A member asked how they could communicate directly to the Board.

A – A sealed letter addressed to the Board President or Secretary will be presented and opened by the addressee at the next Board meeting.

Q – A member expressed his concern with the lack of responsiveness that he received from management following an inquiry that he had made.

A – Mary Ann explained the current procedure for response to member inquiries. This will be an agenda topic at the next Board meeting.

Q – A member is asking why their street (Austible?) does not have a street sign.

A – Pat will look into this.

Q – A member asked why there are downed trees behind her home (Blushing Grove townhomes) and what can be done about it.

A – Pat will look into this on Monday

Q – A member asked about additional bus stops in the Cornerstone section of BML.

A – Unfortunately, until all road work is completed, the transportation department at the Stroudsburg School District will not meet with BML to discuss additional bus stop locations.

Q – A member asked why certain areas of common ground in the Cornerstone section of BML are not maintained to his liking. He stated that he will handle it himself if not addressed to his liking.

A – Pat explained that not only are the common grounds not released to the BML Club (waiting on completion of infrastructure work), there are many protected areas of wetland in this conservancy property. The member was cautioned about doing any kind of work on these areas as there are state and federal laws that govern these areas.

Q – A member asked if there was another increase in dues coming.

A – There is no reason to believe that another increase in dues is required at this time. All work discussed at today's meeting is already budgeted. The \$3.00 per month increase was to help increase the reserve fund.

Q – A member asked what the Board can do about the current property tax structure.

A – Not much can be done by the Board but several Board members as well as PMA personnel are very active in current legislation working to eliminate property tax. The best way to help is to actively get involved yourself.

Q – A member stated that they would like security to start asking people for amenity badges at common areas.

Q – A member asked how rules are enforced. Specifically concerned about lawns and yards being maintained.

A – Rule violations are reported in several ways. Our management company is responsible to patrol our community to ensure that rules are being followed. In addition to the management patrols, concerned neighbors report violations, the DRC Committee also reports violations and security is being tasked with specific rule violations to watch for. Rules are enforced through violation warnings and fines. In the event of uncared for yards with absentee owners, the Board has directed PMA to resolve the issue and the cost is billed to that homeowner.

Q – A member asked why BML youth employment is not considered when hiring for pool attendants and other community services.

A – While it has not been past practice, confidentiality seems to be the main potential issue.

General discussion on this topic shows that many in the community would favor hiring BML youth for in-house jobs. This is a topic that the Board will pursue.

Q – Why do we use attendants and not life guards at the pools?

A – While many of the past attendants at the BML pools were also certified lifeguards, the BML insurance provider has recommended hiring staff as attendees instead of as lifeguards. Lifeguard execution also requires a certain ratio of lifeguards to bathers at all times.

General discussion on this subject indicates that several people in attendance may favor lifeguards instead of attendants at our pools. This will be a topic for the Board to pursue.

10. Adjournment: Gary called for adjournment at 12:10PM