

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Special Meeting Highlights

Date: April 18, 2015

Club House 8:00 AM

1. **Call to Order – by Gary Smith at 8:02AM**
 - a. Attendance: Gary Smith, Vince Ricci, Ernie Hayfield, Steve Melnick, Lynn Ball, Chip Callori, John Gumina

2. **Agenda:**
 - a. Discussion / selection for Management contract RFP committee
 - b. Member fine appeal decision
 - c. Steve stated that this meeting is strictly for these two topics and that he will be recording notes on only these two topics.

3. **Management and services contracts:** A full Board discussion on the history of property management at The Blue Mountain Lake Club revealed the facts below:
 - a. PMA has been the property management company for the BML Club since 2003 when the club was turned over by the developer.
 - b. The first management contract was in 2003.
 - c. Since the original management contract in 2003, there have been four contract renewals.
 - d. All major maintenance service contracts are rolled into a bundled management contract. PMA picked up service contracts after incumbents failed.
 - e. There are no records of bids for management services to the BML Club.
 - f. Lynn motioned to develop a contract committee (consisting of Gary Smith, Vince Ricci, Steve Melnick and Lynn Ball) to create RFPs (Request For Proposal) for BML Club Management and Service contracts, Second by Ernie. All were in favor

4. **Member fine appeal decision:** After discussion on a Members appeal concerning two fines, the following decisions were finalized by the Board:
 - a. The Board discussed the current \$100.00 application fee for a shed or storage structure. Apparently it was increased from \$50.00 some time ago.

Ernie motioned to reduce the BML fee for a shed from \$100.00 to \$50.00, Second by Steve. All were in Favor.
*All members that paid \$100.00 for a shed application will be refunded \$50.00.

- b.** The Board discussed the fine for erecting a shed without submitting an application. This fine has grown to \$200.00.

Steve motioned to reduce the fine to \$100.00 contingent upon fine payment and painting of the shed (DRC approved color) by May 15, 2015, Second by Ernie. All were in Favor.

- c.** The Board discussed the current unpaid fine for the illegal parking of a tractor trailer at the mail pod. The events leading up to this infraction and all communication with the Club Member were reviewed.

John motioned to keep the \$100.00 illegal parking fine in place to be paid immediately, Second by Steve.

For: John, Steve, Vince, Ernie, Lynn, Chip

Against: Gary

5. Adjournment: Gary Smith called for adjournment of meeting at 9:40AM