

## THE BLUE MOUNTAIN LAKE CLUB

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### Board of Directors Open Meeting Minutes

Date: June 11, 2016

Clubhouse 1:00 pm

The meeting was called to order by Steve Melnick at 1:02 pm.

Directors in attendance: Steve Melnick, Gary Smith, Lynn Ball, Vince Ricci, Mel Dennis.

Others in attendance: Preferred Management - Laurie Gonzalez, Community Manager and Yvonne Teta, Assistant Community Manager. Officer Kenny Palmer of the SARPD.

#### **1. Introduction:**

Directors and Management introduced themselves to the membership.

#### **2. Agenda Review and meeting protocol.**

Steve Melnick presented the agenda as well as the meeting protocol to the membership as follows:

- Agenda will be followed – No exceptions
- No general BMLC questions will be addressed prior to the Q&A section on the agenda.
- All questions will be written and submitted prior to the close of Officer Palmer's presentation.
- Questions must have the member's name, address and contact info in case follow-up is required.
- Questions concerning safety will be allowed during Officer Palmer's presentation and open forum.

#### **3. Management and Committee Reports**

Gary Smith, Treasurer, reported the Finance Committee has met each month and reported the current financial status of the Association. Gary also spoke about what the Committee as well as the Board anticipates our financial picture to look like for the remainder of the year. The Committee and the Board are very happy to finally be receiving detailed financial information and reports on a monthly basis from management.

Laurie Gonzalez, Community Manager, reported the Management team and Board of Directors have been hard at work these first six months of 2016.

- The Pennsylvania Department of Environmental Protection (DEP) notified Blue Mountain Lake Club on August 25, 2011 of a change in the regulatory requirements as it pertains to the continued operation and maintenance of the BMLC Dam. This regulation required a Proof of Financial Responsibility in the amount of \$30,000.00 be put into place no later than January 8, 2016. As of January 1, 2016, no proof of financial responsibility had been obtained by the prior management company. Preferred Management quickly secured the required financial responsibility (\$30,000.00 Certificate of Deposit).

- The Board of Directors and Management are working with the Stroud Area School District Transportation Dept. to move the Cornerstone bus stop off of Brushy Mountain Road and have provided recommendations for a location inside the Cornerstone development. The Transportation Dept. have been on-site to review our recommendations and we should receive a resolution prior to the start of the 2016-2017 school year.
- The offsite storage space, that housed approximately 12 boxes of old files, a rusted grill and a broken ping pong table was closed. This provided a cost savings of \$2,000 annually to the Club.
- An extensive Audit of the 2015 financials is underway. We anticipate a final report from the auditor in the next week or two.
- Management met with several Manorhome unit owners who were frustrated with the flooding that had been happening for years as well as not having their complaints addressed. The Board of Directors approved Managements recommendation to hire an engineer who reported the issues and recommendations for resolve. As of this date two of the three issues have been resolved and we anticipate the third to be resolved by the end of the summer.
- Management has developed a very good working relationship with the security personnel (who have been placed at BMLC for six years).
- Home Improvement Permit Fees have been removed. Permits are still required, but homeowners no longer have to pay for them.
- The Board of Directors approved many upgrades (repairs and budgeted capital projects) for 2016. Here is a quick summary...
  - The office has received a much needed facelift. The front entrance has been cleaned, repaired and brightened up inside and out! The positive feedback received by residents has been overwhelming. Realtors who come to the office are thrilled and have not hesitated to tell us that they now feel happy to bring their buyers here... such a wonderful difference.
  - The front step/entrance was in disrepair (slate falling off and mortar joints that had been deteriorating). Once the warmer weather arrived this was repaired.
  - The gazebo was deemed unsafe for use (based on an engineer report found from October 2015). The foundation has been repaired and is now sound and safe for many years to come.
  - The gazebo fireplace is unsafe for use. The years of deterioration and neglect have taken their toll. Estimates for cosmetic repair as well as functional repair have been received and the Board of Directors and Management are determining the needs.
  - The entrances of BMLC (Brushy Mtn/Pocahontas; the Guard House and Cornerstone) have all received landscaping upgrades.

- The street light at the corner of Brushy Mtn and Pocahontas has finally been repaired. Turns out the Township was notifying the wrong utility company.
- The railing leading to the lower tennis courts has been replaced.
- New permanent volleyball court has been installed.
- New galvanized soccer goals have been installed.
- New benches have been placed at the playground (by pool).
- New nets were installed at the basketball courts.
- New pool umbrellas were purchased as well as stands.
- Road sealing of Meadowsage, Witness Tree Circle and Southshore Meadows has been completed.
- Additional lighting at the clubhouse parking lot and the gazebo entrance are anticipated to be completed this summer.
- Entrance sign lighting (Brushy & Guardhouse) is anticipated to be completed this summer.
- The spray park will be receiving some well needed repairs. The umbrella spray nozzles will be replaced. The expansion joints that have been deteriorated for quite some time will be repaired which will provide a water cost savings to the Club.
- All fire extinguishers in each facility were not in compliance (dated 1995). A full inspection of each facility was made and updated and in compliance fire extinguishers have been installed.
- Your Facilities Maintenance Manager (Greg Decker) worked hard to prepare the pools and spray park for opening and your Assistant Manager (Yvonne Teta) worked hard to ensure the pool was staffed with a great team of Pool Attendants. This summer season the pool opened with great success and no complaints! With the days reaching over 90 degrees many were happy to hit the cold water on opening day. (We had 340 people in attendance at the pool on Sunday May 29<sup>th</sup>).
- Field Balls are now available to be signed out (soccer ball, basketball and volleyball) – sign out sheets are available with the gate attendant.

These are just a few of the things that your Board of Directors and Management Team have been working on to ensure that The Blue Mountain Lake Club is the best it can be while protecting the assets of the Club.

#### **4. Dues Collections – Steve Melnick**

Steve Melnick provided the membership of Blue Mountain Lake Club Dues and what they are for and how they are spent as well as the new collections process. Steve also discussed the current issues that the Board as well as Management had with the transition process and the previous management company. The current collection rate was also reported.

## **Safety Presentation by Officer Kenny Palmer of the SARPD**

Officer Palmer introduced himself to the membership and explained his role as the SARPD liaison to BMLC. Officer Palmer also provided the BMLC membership with handouts that address personal safety and home safety. He advised that homes that are not maintained (lawns not cut, garbage cans left out, unsightly properties) are the homes that are targeted by vandals to break in.

### **5. Q & A**

Residents were provided with question cards. These cards were given to Steve Melnick.

Q. Eddie Hampton asked about a traffic light being installed at 447 & Brushy Mountain Road.

A. The Board, Management and Officer Palmer advised that residents of Blue Mountain Lake can put together a petition and Laurie Gonzalez would be happy to drop that off at State Representative David Parkers office.

Q. Eddie asked about why he was not contacted about his request to be placed on the Events Committee.

A. Laurie reported that and Events Committee has been approved by the Board of Directors and Michelle Pinnock-Harper was appointed as the liaison for this committee and would be in contact with potential members shortly.

Q. Nancy Gartner asked about the hydrant located on the corner of Archers Mark and Escoll and expressed her concerns about its condition.

A. Laurie advised that she would contact PAWC and get Nancy an answer.

Q. Rasheed Ali asked why the shale rock that was removed from the culvert on the side/corner of Horseshoe and Escoll was not replaced after the drainage project was complete.

A. Laurie reported that the shale was replaced with grass and she has inspected the area after a few very heavy rains and it appears to be effective in reducing any erosion issues Mr. Ali is concerned about.

Q. Rasheed Ali asked if there was any plans for correcting the culvert on the adjacent sides of Escoll opposite his property?

A. Laurie was not aware of any storm water drainage issues on that side of Escoll but will look into it.

Q. Nancy Gartner asked about animal hazards and what is the procedure of the Association.

A. Laurie advised that the resident can contact Monroe County Animal Control or give the office a call and we would contact them.

Q. Nancy Gartner asked about the driveway repairs and sealing for Manorhome units and if they would be done soon.

A. Laurie advised that the driveways are Limited Common Areas and that there are plans to have bids prepared for the work to be done in 2017 at a cost to each unit owner (not the Association). Laurie also reported that the Association legal counsel reviewed the governing documents in order to confirm management's interpretation.

Q. Herb D asked why the spring clean-up was not done until the end of May and did comment that once it was completed it looked good.

A. Steve Melnick advised that the Board and Management has been working with the new landscaper contractor as they learn the lay of the land and are confident that this issue has been resolved.

Q. Herb D. asked if Gazebo was unsafe and why it was used for his kids.

A. Laurie advised that the Gazebo had been deemed unsafe for large groups of people in 2015 and was not sure why the previous management company did not inform the residents. However, the needed foundation repairs to make the gazebo safe have been completed.

Q. Herb D. asked why BML will not accept cash.

A. Steve Melnick and Gary Smith explained the policy of management to not accept cash (i.e. audit purposes, theft purposes) and the support of the Board of Directors for such policy.

Q. Xioming Xie advised that the no trespassing sign fell off more than a year ago at the Brushy Mountain Manorhomes.

A. Laurie advised that she would have the Facilities Maintenance Manager look into this.

Q. Xioming Xie advised that he has experienced screws in his tires multiple times.

A. Officer Kenny Palmer advised Mr. Xie to give him the information and he will see if he is able to assist him.

Q. Xioming Xie asked why he was sent to collections.

A. Steve Melnick asked Mr. Xie if he wanted to discuss his personal account in an open forum and Mr. Xie nodded yes. Mr. Xie continued to attempt to negotiate his account out of collections. Laurie advised Steve that she has spoken to Mr. Xie numerous times over the last few weeks as well as in the months of January, February and March advising Mr. Xie to pay his dues.

Steve Melnick adjourned the Open meeting at 3:10 pm.