

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Minutes

Date: March 11, 2017

Operations Office 9:00 am

The meeting was called to order by Steve Melnick at 9:00 am

Directors in attendance: Steve Melnick, Lynn Ball, Vince Ricci, Penny Welliver, Gary Smith and Robert Temple. Absent: Michelle Pinnock Harper.

Others in attendance: Preferred Management: Laurie Gonzalez, Community Manager and Amy Janiszewski, Sr. Managing Partner and Acting Corporal Kenny Palmer of SARPD.

1. Minutes

- a. **Motion 031117-01** made by Gary Smith and seconded by Steve Melnick to accept and approve the minutes of February 11, 2017. All in favor.

2. Committees

- a. **Beautification Committee:** Member appointments and Presentation (9:05 am)
 - i. **Motion 031117-02** made by Steve Melnick and seconded by Penny Welliver to appoint the following members to the Beautification Committee: Cynthia Smith, Ingrid Young, Veronica Litras-Meehan, Jana Aspray, Maggie Sulaiman, Augie Lesaca, Courtney Patrow, Melanie Melnick.
 - ii. Members of the Beautification Committee presented to the Board the following:
 1. The mission statement of the Committee
 2. Common area landscaping improvements needed
 3. Corners to be considered for improvements
 4. Suggestions for other improvements (i.e. painting and repairing of entrance signs, firewood companies who may be willing to remove fallen trees from many of our common wooded areas as well as owner's lots)
 5. The committee also suggested a BMLC flag be flown at the Guard House and Mail pod area (branding).

- b. **Garden Club:**
 - i. **Motion 031117-03** made by Lynn Ball and seconded by Gary Smith to approve a seasonal foot bridge to be built by the Garden Club members with materials provided by the Association. The funds for materials to come from the Capital Improvement account. All in favor.
- c. **Safety Committee:**
 - i. **Motion 031117-04** made by Steve Melnick and seconded by Gary Smith to appoint Vince Ricci and Rob Temple as members of the Safety Committee. All in favor.

3. Management Report & Financial Reports

- a. **Motion 031117-05** made by Steve Melnick and seconded by Rob Temple to approve the additional area to the mail pod landscaping improvement for the cost of \$1,500.00. Yes: Steve Melnick, Vince Ricci, Rob Temple, Gary Smith. No: Lynn Ball and Penny Welliver. Motion Carried.
- b. **Motion 031117-06** made by Gary Smith and seconded by Vince Ricci to approve a pool party hosted by DH Productions for a cost of \$350.00 with a date TBD. All in favor.
- c. **Motion 031117-07** made by Steve Melnick and seconded by Lynn Ball to approve the following policy/rule:
 - i. A member not in good standing (by any delinquency or suspension) may not use the recreational facilities as a guest of a member in good standing. All in favor.
- d. **Motion 031117-08** made by Steve Melnick and seconded by Lynn Ball to approve the following policy/rule:
 - i. Guests must be accompanied by the member when using the recreational facilities. All in favor.
- e. **Motion 031117-09** made by Vince Ricci and seconded by Penny Welliver to pay for the additional financial software costs of \$2,400.00, from the Operating Contingency account. All in favor.

4. New Business

- a. **Resident Appeal:** **Motion 031117-10** made by Rob Temple and seconded by Vince Ricci to waive the fine of \$100.00 due to the emergency circumstances of the resident. All in favor.
- b. **Food Truck/Ice Cream Cart at Clubhouse/Pool (seasonal).**
Tabled to the April 2017 meeting.
- c. **Judge of Elections 2017:** **Motion 031117-11** made by Gary Smith and seconded by Lynn Ball to engage William Owens & Company as the 2017 Judge of Elections. All in favor.

- d. **Additional Landscape Maintenance Improvements:** Tabled to the April 2017 meeting.
- e. **2016 Financial Statement (Audit):** Motion 031117-12 made by Gary Smith and seconded by Steve Melnick to approve the 2016 Financial Statements (Audit) as provided by William Owens & Company. All in favor.

Steve Melnick, President, adjourned the meeting at 11:00 am.

Respectfully submitted by Vince Ricci, Secretary
