

# THE BLUE MOUNTAIN LAKE CLUB

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## Board of Directors – Meeting Minutes

Date: June 10, 2017

Operations Office 8:30 am

The meeting was called to order by Steve Melnick at 8:35 am

Directors in attendance: Steve Melnick, Lynn Ball, Vince Ricci and Robert Temple.

Absent: Michelle Pinnock Harper and Penny Welliver.

Others in attendance: Preferred Management: Laurie Gonzalez, Community Manager.  
Amy Janiszewski, Senior Managing Partner.

### 1. Minutes

- a. **Motion 061017-01** made by Steve Melnick and seconded by Vince Ricci to accept and approve the minutes (with one correction) of May 13, 2017. All in favor.

*8:38 am. Lynn Ball called the meeting into Executive Session to discuss legal and personal matters. All in favor.*

*9:01 am. Steve Melnick called The Board of Directors regular meeting back in session.*

- b. **Motion 061017-02** made by Steve Melnick and seconded by Lynn Ball to accept and approve the minutes of the May 23, 2017 Special Open Meeting. All in favor.

### 2. Committees

#### a. **Beautification Committee:**

- i. Laurie reported the committee has received an estimate for the continuation of the rock wall at the Office. This estimate is being reviewed by the committee and the contractor.

#### b. **Finance Committee:**

- i. This committee did not meet.

#### c. **Events Committee:**

1. This committee did not meet.

#### d. **Safety Committee:**

- i. Vince Ricci provided the Board with two (2) articles that the Safety Committee has submitted for publication in the June 2017 BMLC Courier.

#### e. **Bylaw Ad Hoc Committee:**

- i. Vince Ricci reported that the committee will be meeting soon to review the changes to the first DRAFT of the amended bylaws. The committee anticipates the final draft to be presented to the Board at either the July or August meeting.

#### f. **Garden Club**

- i. The Board requested pricing from Erb's Landscaping for the planting of Burberry bushes along the perimeter of 3 sides of the garden.
- ii. Vince Ricci is concerned about the pile of soil covered with a tarp at the side of the garden. Laurie will ask the Garden Club when they anticipate the removal or use of this soil.

### 3. Management Report & Financial Reports

- Amy reported the May 31, 2017 financials.
- Laurie provided the current collections report.
- Laurie presented the Management Report as follows:

#### Security/Patrol Update:

- 1,325 miles of road were patrolled for the month of May 2017. Daily logs are available at the office.
- Security responded to the following calls for the month of May:
  - One (1) dog running loose.
  - One call for car speeding (Cornerstone area).
- Security personnel has been advised that they may ask any person who is in or on any common area (amenity) of Blue Mountain Lake for identification to ascertain residency. I was advised that in most cases the person refuses to show identification or states they don't have I.D. on them. I have advised security that under those circumstances they are to ask the person to leave the area until they can provide I.D. If the person (or people) refuse security should call SARPD to report trespassers.

#### Property Inspections/Warnings & Violations:

- Management makes community wide property inspections on a regular basis to ensure compliance with the BMLC governing documents.
  - 54 warning letters were sent for lawn cutting. The re-inspection date was extended until June 12<sup>th</sup> due to the rain.
  - Warning letters have been sent to homes whose siding needs power washing/cleaning.

#### Maintenance:

- Facility and Community wide inspections performed daily/weekly.
- Transported, cleaned and set up all pool furniture.
- Setup soccer goals and volleyball nets
- Line soccer field and volleyball court weekly.
- Clean tennis courts, mail pod and gazebo areas weekly.
- Installed flower planters on office windows.
- Mulching, annual plantings and roadside mowing all completed prior to the Memorial Day weekend.
- Flag poles and lights installed.
- 220v outlet installed at clubhouse for food truck.
- Ordered setup pool supplies for the season.
- Flower watering (Entrances, Guard House, Mail Pod and Clubhouse)
- The removal of the lakeside playground has been scheduled for the week of June 12<sup>th</sup>. The Board will discuss a future plan for this area.
- Awaiting new boat dock. Currently is being powder coated. We anticipate installation in the next couple of weeks.
- Complete pool maintenance daily for the season.

#### 2017 Road Repairs/Paving:

- ER Linde has pushed back the start of road paving due to the rain. We are awaiting a tentative start date from the paving foreman. As requested the office parking lot will be first to be completed.

- Once the paving has begun, Laurie will meet with the contractor and will request a price for the pot holes at the exit (at Guard House) to be repaired. Laurie does not anticipate the additional cost to be significant.

#### General

- For the month of May, we processed ten (10) resale packets (\$2,500.00)
- For the month of May ten (10) homes sold, adding \$12,312.00 to the Capital Improvement account. Welcome Packets were issued to those new residents that came to the office to provide us with their owner information.
- The 2017 Summer BMLC Courier: To print June 14<sup>th</sup>, Mail/Delivered June 21<sup>st</sup>
  - Fall 2017: All material due by September 11<sup>th</sup> (will hold space for the Board Candidate Bios submitted on 9/16), to print September 27<sup>th</sup>, Mail/Delivered October 4<sup>th</sup>.
  - Winter 2017-2018: All material due by November 20<sup>th</sup>, to print December 4<sup>th</sup>, Mail/Delivered December 13<sup>th</sup>.
- Daryl Eppley (Stroud Township Supervisor) has advised that the township engineer inspected all roads in Cornerstone. He advised that another inspection will be performed prior to receiving a report.
- Management has a total of 31 rental properties on file:
  - 23 have paid the annual fee and have registered their tenants
    - 4 of these properties were found to be rentals when the tenants came in for their new photo badge and were advised we could not issue new badges until the property owner registered them and paid the annual fee.
  - 8 have registered their tenants but have not paid the fee. These properties will not be issued new photo badges until the fees have been paid.

#### Collections Update (Judgements Filed):

- Civil Complaints (Judgements) were filed with the Magisterial District Court for nine (9) accounts. (10 accounts were approved for filing. One account foreclosed prior to filing).
  - Five (5) accounts were served (picked up their certified mail)
    - 4 accounts have their hearing scheduled for June 12, 2017. As of June 6<sup>th</sup>, these accounts have not entered an intent to defend. If these accounts served do not enter a defense, we will be awarded judgement on the 12<sup>th</sup>. Should they show up to the hearing on June 12, 2017, the magistrate will schedule another date for a hearing.
    - 1 account paid their account in full and the civil complaint will be withdrawn.
  - Four (4) accounts have not been served (have not picked up certified notice):
    - 2 properties/accounts were foreclosed on 5/25/17. We are unable to locate notices of foreclosure. Attorney Hludzik will look to receive 4 years back on these accounts rather than the six months.

2 accounts have not responded at all. We will research to ensure these properties are not pending foreclosure or vacant before deciding to pay a constable to serve.

#### **4. Old Business**

- a. Manorhome and Patio home – Driveways (Limited Common Areas): Laurie received a preliminary total price (as well as a price per unit) for the repair and sealing of all Manorhome and Patio home driveways (except for driveways that owners have already repaired and/or sealed). Before moving ahead with this project, the Board will hold a Special Meeting with Manor home and Patio home owners to ensure that all owners understand that per the BMLC governing documents, they will be responsible for the cost of these repairs and/or sealing. The meeting will be held on Saturday, July 8, 2017 at 11:30 am. Lynn Ball will draft a letter to all Cluster owners to advise them of this meeting.
- b. Pool Badging Update: Laurie reported to the Board issues with the badging system due to the errors of the wholesaler not providing us with all the pieces of the system (hardware and software). These errors have caused a delay in providing new badges. Laurie is working with the software company to get the system back up and running as soon as possible.
- c. September Open Member Meeting: Due to a clubhouse rental the September Open Member meeting has been moved to Saturday, August 12, 2017 at 11:30 am in the Clubhouse. Laurie will update the websites accordingly.

#### **5. New Business**

- a. Resignation of Board Director Gary Smith: The Board accepted the emailed resignation of Director Gary Smith effective June 5, 2017.
- b. Meeting with resident. Steve Melnick reported to the Board that he met with a patio home resident regarding complaints of damage she had from the March 14<sup>th</sup> snow storm.
- c. Request from Zumba leader Lisa D'Ariggio for a charity event to be held the evening of June 12, 2017 during the Zumba Dance Party. Mrs. D'Ariggio requested the approval of the Board for Yunique (a makeup company) to do a makeup demonstration as well as sell their products during the Dance Party event, with a portion of the proceeds being donated back to the Yunique Foundation (to support sexually abused women). The Board agreed unanimously to not allow a special exception to the BMLC Policy that states Club facilities are not available for rentals or reservations to Club members for commercial or profit-making activities. Laurie will advise Lisa of the Boards decision.

Steve Melnick, President, adjourned the meeting at 11:18 am.

Respectfully submitted by Vince Ricci, Secretary

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