

The Blue Mountain Lake Club

Board of Directors – Special Meeting Open Meeting
Saturday, July 8, 2017 at 11:30 am in the Clubhouse

1) Call to order by Steve Melnick at 11:34 am

Attendance: Steve Melnick, Lynn Ball, Michelle Harper, Rob Temple

Others: Laurie Gonzalez, Community Manager

2) Purpose of Meeting: to discuss, with Manorhome and Patiohome unit owners the sealcoating of their driveways (Limited Common Area).

This meeting began with an introduction of each Board Director followed by a general overview of the purpose of the meeting.

Steve Melnick advised the members that the governing documents state that the Association is responsible to coordinate for the maintenance of the limited common area (i.e. driveways) and the cost of such maintenance is that of the unit owners. Steve reported that Laurie, Community Manager, is in the process of receiving pricing for sealcoating, crack sealing and minor repairs needed for all driveways. Steve explained that for those owners who share a driveway the cost will be split between the owners.

3) Compilation of Member Comments:

A resident provided a document that she was given in 2006 (when she purchased her unit) that states sealing is included in the dues. Lynn Ball pointed out the sentence at the bottom of this document which states “this is not a legal document and is provided for informational purposes only”. Steve advised that the Board of Directors must provide services as stated in the BMLC governing documents.

A resident stated that she was told by Yvonne in the office that her driveway would cost \$1,031.00. Laurie advised that final pricing has not been received, therefore Yvonne could not know what her cost would be.

Owner on Meadowsage stated that she has lived here for 14 years and has never paid for sealing.

Owner on Meadowsage stated he has lived here for 16 years and sealing was done only once. He also felt that his driveway needed to be replaced and he was okay paying for it but would like the Association to pay up front and he would pay it back monthly. The Board asked Laurie to receive an estimate for replacement and will consider owners request.

Owner on Meadowsage also stated that his driveway is in need of replacement and his neighbor (who shares driveway) never wants to pay his share.

Owner on Cabinsglade asked if we are saving \$250k with new management/maintenance then why are these costs not covered. Steve explained that with these savings the Association has been able to increase the Reserve Account as well as provide for major repairs and upgrades to facilities and amenities that were neglected due to lack of funds.

Resident from Witness Tree Court stated that all culvert pipes (at the end of the driveways) on his road have sunk and have caused cracks above pipes. Laurie indicated that these cracks would be sealed then driveway seal coated.

Resident from Archers Mark asked; "when all driveways are seal coated, what happens with snow plowing issues?". Laurie advised that due to the settling of many (if not all) the driveways, the surfaces are no longer level and it is possible that the snow plow blade will scrape the surface. There is unfortunately not much that can be done as the only resolve it to raise the blade which would leave a layer of snow/ice on the driveways.

A resident from Cabinsglade stated that if dues needed to be increased to cover the driveways that would be better than this "one-off" issue. She would like options.

A resident from Witness Tree Circle stated that she had her driveway sealed last year and the snow plows this year damaged it. Laurie advised that she had been out to her property, as well as Steve Melnick, and indicated that there are some scrapes on the driveway however, you can see the driveway does have "up and downs" which can create difficulty for the plow to avoid scraping.

A resident from Blushingwood Grove said that C&M (Builder) did seal coat the driveways in his area but was told it was because they were not completed originally.

A resident on Archer's Mark asked about the pile of asphalt that had been dumped on Escoll Dr. Laurie advised that this was done by a paving company who has not responded to our requests to remove. Maintenance tried to remove it but was unable to. The road paving company has been asked to remove.

A resident from Blushingwood Grove stated that C&M Homes sealed the driveways one year after units were built and this service was not provided again.

A resident of Brushy Mountain asked if the entrance road will be included. Laurie advised that the entrance driveways to the Brushy Mtn. units will be repaired and seal coated with the cost split evenly to all owners that utilize this driveway for access to their units.

Resident thanked the Board for this meeting and suggested another meeting as well as a plan for now and in the future.

Resident stated that there used to be Cluster home meetings once per month in the beginning of the development. Laurie suggested a Cluster Committee with one Board member as the liaison.

Owner on Meadowsage does not agree that owners should have to pay for the driveway maintenance.

Owner from Brushy Mtn. asked if the entrance driveways could be made wider as well as some of the parking areas?

Owner from Meadowsage was concerned about damage by others and what the recourse would be.

Many members made complaints about the snow removal from the March 2017 storm and voiced their dissatisfaction with the service provided. Laurie advised the members that the Board of Directors as well as Management met with the snow plow contractor to ensure that these services do not fall short in future storm events as well as put the contractor "on notice". The minutes of this meeting were posted to the website.

5) Adjournment: 1:20 pm.