

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Minutes

Date: November 18, 2017

Clubhouse at 1:00 pm

The meeting was called to order by Steve Melnick at 1:20 pm

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

Others in attendance: Preferred Management: Laurie Gonzalez, Community Manager and Yvonne Teta, Assistant Community Manager.

1. Determination of Quorum & Introduction:

- a. A total of 168 voting members were represented at the meeting, either in person (52) or by proxy (116).
- b. A quorum being established, President Steve Melnick called the meeting to order at 1:20 pm.
- c. Steve Melnick introduced those Directors in attendance and Laurie Gonzalez, Onsite Community Manager introduced herself as well as Yvonne Teta, Assistant Community Manager, from Preferred Management Associates LLC.

2. Community Association Institute (CAI)

- a. Laurie Gonzalez provided the membership with information about CAI and the benefits of membership to the Association.
- b. Laurie Gonzalez announced to the membership that the Blue Mountain Lake Club was awarded the Gold Star Community by CAI.

3. 2017 Accomplishments: Steve Melnick reported the 2017 Accomplishments to the membership

- a. Clubhouse: New siding, gutters, entrance door; Landscape upgrades; installation of flag pole and American Flag; new refrigerator and stove; new A/C unit; new 67” curved smart T.V.; new WIFI surround sound; new tables and chairs; interior bathroom upgrades; parking lot sealed and lined; new presentation podium
- b. Pools and Spray Park: Filter upgrades; new siding and gutters to pump house; exterior bathroom upgrades; new lounge chairs; new umbrellas; installation of flag pole and American Flag; spray nozzles replaced under spray park umbrellas; water holding tank repaired; paver repairs around pool and pool entrance area.
- c. Mail pod: Landscaping upgrades; new gutters, new flagpole and American Flag.
- d. Gazebo: Stair repairs; new gutters installed; fresh coat of paint; new motion lights.
- e. Basketball Courts: New backboards; fencing completed.
- f. Boat Launch Area: New aluminum boat dock.
- g. Guard House: New lighting; new gutters

- h. Operations Office: New gutters; landscape upgrades (provided by the BMLC Beautification Committee); parking lot paved and lined.
- i. Common Areas: New photo I.D. badging system; Food Truck
- j. Road Paving: Archers Mark (100%); Bowwood Court (100%); Cabinsglade Court (100%); Meadowsage Court (100%); Southshore Meadows (bottom section).
- k. Manor Home and Patio Home: Driveway sealing and repairs.
- l. Storm water Maintenance: Reunion Ridge & Pocahontas: Section of road pipe replaced; reshaped road swales along 450' of Reunion Ridge; cleaned and upgraded and rebuilt headwall on either side of road pipe at corner of Pocahontas Rd.; regarded corner of Meadowsage Ct.; Escoll Dr. adjacent to pool cleaned out both ends of road pipe to allow for better flow; Southshore and BML Dr. cleaned out road pipe that ends at lakes edge; removed small trees and bushes in Association swales throughout the community.

4. **Financial Update:**

- a. Gary Smith, Chairperson of the Finance Committee presented a financial update as well as announced that the 2018 Operating and Capital Budgets have been adopted and approved by the Board of Directors. Gary reported that the Association is doing well and is financially sound.
- b. Lynn Ball reported why the Association is in a much better place, financially, than in 2015.

5. **New Business: Amended & Restate Bylaws**

- The membership voted on the Amended & Restated Bylaws (a Draft provided to all members in September 2017 along with the Annual Notice).
- A final count of all votes, in person and by proxy was tallied.
- Per our current Bylaws, we must receive a vote of more than 50% of those members entitled to cast a vote (or 331 votes).
- We did not have votes needed (331). Therefore, the Amended and Restated Bylaws did not pass.

6. **Board Elections:**

- a. Laurie Gonzalez, Community Manager, reported that this year's election for Board of Directors was an uncontested election (there were less candidates than the number of vacancies). Therefore, per the Election Policy Resolution, there was no need for a formal vote by ballot and the election was decided by acclamation (electoral victory without opposition).
- b. Laurie announced that the candidate that submitted his packet and whom is automatically seated today is Steve Melnick.
- c. Laurie welcomed the 2017 Board of Directors: Steve Melnick, Vince Ricci, Michelle Pinnock-Harper, Robert Temple and Penny Welliver.
- d. Steve Melnick advised the membership that there are two vacant Board of Director seats and asked anyone who is interested in volunteering their time to continue the improvements in the Community to please submit their letters of interest. The Board would then schedule interviews and

decide whether they will appoint to fill the vacancies or run as a five-member Board.

7. Member Q&A

- a. There was a period of Q&A from the membership

Steve Melnick, President, adjourned the meeting at 4:00 pm.

Respectfully submitted by Steve Melnick
