

03/22/2023

BMLA Board of Directors

Public Meeting Minutes (Wednesday, March 22, 2023- 6:30pm-7:30pm)

Attendees: Christopher Blazic, Jeffrey Poth, Traci Aita, Lena Fowler, Jacob Meyer, Cody Hess & Karen Amici

On Conference Call: All present in person.

Secretary/Treasurer Report (Christopher Blazic):

- Approved February 22, 2023 Board Meeting Minutes.
- Reviewed the February 2023 Financials. They cannot be approved until the 2022 audit is completed.
- Chris indicated that he will be conducting a monthly Meet and Greet with the residents.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed. There is a 4/5/23 court date scheduled.
- The DEP has received the design options for the dam remediation. The project is at a standstill until the DEP approves one of the designs.
- BMLA is awaiting the Luzerne County Council award vote on 3/28/23 on the \$500,000 grant application for the Stormwater Infrastructure project.

Department Reports- Manager Reports (Cody Hess & Karen Amici)

- **Restaurant**
- The Restaurant lost \$5.9K in February. This is \$370 under budget. February sales are up vs. 2022. The Restaurant is currently losing \$4.5K less than budgeted in 2023.
- **Maintenance**
- Maintenance has finished painting the bar. They have begun painting the gym.
- New stop sign has been installed at the corner of Grouse Ridge and Covey Ln.
- Maintenance repaired/replaced broken blinds in the community room.
- Wet slips are scheduled to be installed on or around April 15th.
- **Public Safety**
- Sticker sting was conducted at the main entrance for expired stickers.
- Expired vehicle stickers as a result of dues payment delinquencies will continue to be enforced.
- Speeding and stop sign violations will remain a focus for Roving Patrol.
- **Code Enforcement**
- Code Enforcement is currently focusing on blocked driveway pipes and untidy properties.

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- **Recreation**
- The last day to sign-up for the Easter Egg Hunt is March 28th. The egg hunt will be Saturday, April 1st starting at 1pm. Rain date is Sunday, April 2nd. Recreation is still looking for volunteers to help with the hunt.
- The first adult game night went well. The next one will be Thursday, April 20th at 6PM in the Community Room.
- Recreation will be hiring for the Summer of 2023. Applicants must be at least 14 years of age with valid working papers. Available positions are snack shack, boat rental, card check and lifeguard. A current lifeguard certificate is required for all lifeguards.
- Campground reservations are now open. The free week is for OWNERS only, not guests of Owners. Owners must also pay for utilities during their free week. The campground opens for the season in early May.
- You must have a 2023 membership card to use the amenities and to rent/borrow outdoor equipment.
- Playground hours are dawn to dusk.
- **Committee Reports (Highlights):**
- **Advisory (David Davis)**
- The Committee continues to review the Covenants and the 2025 expiration date.
- The Committee is reviewing the Recreational Vehicle policy to permit golf carts and the criteria required.
- **Appeals (Blanche Kania)**
- 6 appeals scheduled over the past month.
- **Finance (Tina Evans)**
- The Committee will meet on 3/29/23 to review the February financials.
- **Public Safety (David Wright)**
- The Committee has re-organized. Dave Wright is the Chairman and Brian Rozanski is the Vice-Chairman. The Committee is working on bus stop safety measures, analysis of Roving Patrol hours and technology for license plate scanning.
- **Volunteer Committee (Blanche Kania)**
- The Committee is looking for volunteers for the flower sale for Palm Sunday weekend. The Committee is planning the Strawberry Social for June. The Committee is looking for any young adults who need to do community service hours for Graduation, Confirmation, etc. to contact the Committee.

Questions/Comments from Residents:

- An owner asked what is the policy on dirt bikes in BML. If a bike has a PA registration and insurance it can be on the roads.
- An owner asked when the Debbie Dr. paving and property restoration work will begin- late April or beginning of May.
- An owner asked why the rental fee was doubled and if he can make payments on it. All fees were increased in 2023. Yes, payment arrangements can be made.
- An owner commented on his restaurant tab. The GM will investigate.

**FINANCE REPORT FEBRUARY 2023 YTD
PRE-AUDIT**

DUES COLLECTION: 81% OF BILLED.	(86% at this time in 2022)
NON-OP INCOME: \$421K WHICH IS \$102K OVER BUDGET	
<p>INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO & ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.</p>	
NOTE - Collections Income is not included in this number.	

NON-OP EXPENSE: \$258.8K WHICH IS \$12K UNDER BUDGET	
<p>INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property & Liability Insurance, D&O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.</p>	
NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.	

NET DEPARTMENTAL EXPENSE/(INCOME): \$153.6K WHICH IS \$30.6K UNDER BUDGET			
		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$38.8K	\$3.3K Under Budget
	Clubhouse:	\$22.4K	\$.6K Over Budget
	Recreation:	\$7.3K L	\$3.2K L Under Budget
	Maintenance:	\$15.6K	\$2.3K Under Budget
	Security:	\$32.7K	\$1.1K Under Budget
	Campground:	\$6.8K I	\$5.5K I Over Budget
	Food & Beverage:	\$10.5K L	\$4.5K L Under Budget
	Road Maintenance:	\$33K	\$11.4K Under Budget

TRANSFER FEE INCOME: \$2.3K WHICH IS \$.3K OVER BUDGET

THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:				
<table> <tr> <td>ACTUAL</td> <td>\$12.7K</td> <td>PLAN</td> <td>-\$132K</td> </tr> </table>	ACTUAL	\$12.7K	PLAN	-\$132K
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CASH IN THE BANK:		
OPERATING FUNDS	\$751,821	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$349,170	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$393,613	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,494,604	TOTAL FEB 2022 \$1,669,017

Beech Mountain Lakes Association
Monthly Capital Account Breakdown
March 2023

Capital: \$233,743.72

Short-Term Capital: \$115,426.91

Projected Transfer Fee Income: Already transferred to ST Capital (\$1,650)

Projected Past Dues Collection: Already transferred to ST Capital (\$12,946.32)

Total Capital: \$349,170.63

Pending Completion Projects:

Capital Balance: \$349,170.63

Capital Reserves to start 2024: -\$150,000

Projected Remaining Capital Balance: \$199,170.63

Completed and Funded Capital Expenses:

- 2022 Swale & Road Program: \$198,841.74 (American Asphalt)
- Restaurant Grinder Pump: \$3,400 (Extreme Home Services)
- Swale Engineering: \$3,300 (Pennonni)

Capital Projects Currently on Hold:

- Decking Project \$56K (Recreation Main Entrance)