

**BMLA Board of Directors**

**Public Meeting Minutes (Wednesday, July 26 , 2023- 6:30pm-7:30pm)**

**Attendees:** Christopher Blazic, Jeffrey Poth, Traci Aita, Jacob Meyer, Karen Amici, Cody Hess. Lena Fowler, Kevin Ferra & Attorney Joseph Baranko were present for the Executive Session.

**Secretary/Treasurer Report (Christopher Blazic):**

- Approved the June 28, 2023 Board Meeting Minutes.
- Approved the June 2023 financials. The Finance Committee reviewed the June 2023 Financials and found them to be in order.
- Chris indicated that he will be continuing to conduct monthly Meet and Greet with the residents. A Constant Contact will be sent out each month with the meeting date.

**President's Report (Jeffrey Poth):**

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed. Next hearing is 9/11/23.
- Dam Remediation- BMLA has received the DEP decision regarding the remediation. BMLA has until 9/4/23 to respond to the DEP.
- Engineering RFP- the Association has selected Peters Consultants, Inc. as their new Engineer. Peters was involved with the original dam engineering and will work on immediately getting acclimated to the current dam situation so that BMLA can respond to the DEP by 9/4/23.
- ARPA Grant Funding- BMLA has received the funding. Engineering work is underway to continue resolving stormwater issues within BMLA.

**Department Reports- Manager Reports (Cody Hess)**

- **Restaurant**
- Sales for June finished at \$36,000.00. Total loss for the Restaurant is currently \$13K better than the YTD budgeted loss.
- **Maintenance**
- Maintenance has added another archery stand and new archery bags to the new range on Debbie Dr.
- Replacement of kayak dry docks will commence once the archery range and courts have been completed.
- The pickle ball court is now open; maintenance plans to patch the cracks in the tennis court as well. Paddles and balls are available for sign-out in the Recreation Office.
- **Public Safety**
- Speeding continues to be the focus for Roving Patrol.
- Meadow Landscaping is currently finishing up swale work on Avalanche Ln and the intersection of Bear Run Dr. and Avalanche Ln. Pothole patching and road edge repair will be put out to bid this week; tentative start end of August.
- The Board has approved 2 Flock license plate scanning cameras for use at the Guard Shack which will have a tie-in with the local law enforcement agencies.

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- **Code Enforcement**
- Code Enforcement has begun to heavily monitor property maintenance including trash, swales and grass.
- **Recreation**
- Recreation has hosted 3 successful Adult Game Nights. Rec will resume them in September.
- You must have a 2023 membership card to use the amenities or a 2023 beach tag.
- Recreation has equipment that can be signed-out and returned. Volleyballs, corn hole, bocci ball, shuffle board, pickle ball, horseshoes, football, basketball, tennis and soccer. A valid membership card is required to borrow the equipment.
- BMLA has 4 pedal boats in addition to kayaks, jr kayaks, 2 person kayaks, fishing kayak, paddleboards and canoes available for rental this Summer.
- Recreation still has openings for Pavilion and Community Room Rentals for the Summer/Fall/Winter. Call Recreation at 570-788-1199 for availability.
- Kidz Camp 2023 activity boxes wrapped up for the Summer. Over 50 children regularly received weekly activity boxes this Summer at no cost to the families.
- **Committee Reports (Highlights):**
- **Advisory (John Woodring)**
- The Committee met 2x in July and presented their minutes to the Board for review.
- The Committee is reviewing the Littering & Unsightly Use Policy, Boating and Traffic Control.
- **Appeals (Karen Amici)**
- The Committee is on hiatus until September.
- **Finance (Tina Evans)**
- The Committee reviewed the June 2023 financials and found them to be in order.
- **Public Safety (David Wright)**
- The Committee Facebook Community Watch page has been approved by the Board. So far 150 residents have been approved for the page.
- The Board approved the Flock license plate scanning cameras as recommended by the Committee.
- **Volunteer Committee (Karen Amici)**
- The Committee is on hiatus for September.
- The Committee is looking for volunteers for service hours to assist the Committee.

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- The Committee has established an annual scholarship for a graduating Senior. The scholarship will be based on Community Service in BML and GPA. This Scholarship will be named in honor of one of the most dedicated Volunteers in BML history- The Arlene Costello Memorial Scholarship. Details will be released in September.
- **Sportsman's Club – No Report**

**Questions/Comments from Residents:**

- An owner asked what occurred at the Butler Township work session. Karen explained the issues. The Board implores the residents to attend these meetings to educate themselves on the issues and have your voices heard, whether supportive or not.
- An owner asked if QHV can continue to rent short-term now that they lost their appeal. QHV has appealed the decision to the Commonwealth Court. It is not known whether they can continue to rent or not. An owner complained about the appliances and vehicles dumped behind the laundromat.
- An owner commented on the broken garbage/recycling cans behind the fence at the gate. It is a staging area for GFL to deliver cans and take the broken ones.
- An owner commented on hammocks hanging on the trees off the beach. Recreation will speak to the Lifeguards to make sure they are removed.
- An owner is concerned about the swales on White Cap Lane. They are being addressed with the Engineer.
- An owner commented on the boat trailers on the Debbie Dr. lot. The GM will look to see if they can be relocated to the rear of the lot.
- An owner commented about the washouts on Snow Valley Dr. The Engineer is in the process of reviewing.
- An owner commented who determines the sewer rates. Butler Township owns the sewer system. The Owner commented that BMLA owners are being charged more than other Butler Township owners.

**FINANCE REPORT JUNE 2023 YTD**

**DUES COLLECTION: 87% OF BILLED. (90% at this time in 2022)**

**NON-OP INCOME: \$900.7K WHICH IS \$61.8K OVER BUDGET**

**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.**

**NOTE - Collections Income is not included in this number.**

**NON-OP EXPENSE: \$451K WHICH IS \$6.7K UNDER BUDGET**

**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.**

**NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.**

**NET DEPARTMENTAL EXPENSE/(INCOME): \$417.3K WHICH IS \$38K UNDER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$132K	\$1.4K Under Budget
	<b>Clubhouse:</b>	\$58.2K	\$1.6K Over Budget
	<b>Recreation:</b>	\$7.3K L	\$4.1K L Under Budget
	<b>Maintenance:</b>	\$69K	\$1.8K Under Budget
	<b>Security:</b>	\$102.6K	\$720 Over Budget
	<b>Campground:</b>	\$23.8K I	\$4.4K I Over Budget
	<b>Food &amp; Beverage:</b>	\$10.9K L	\$13.3K L Under Budget
	<b>Road Maintenance:</b>	\$61K	\$15K Under Budget

**TRANSFER FEE INCOME: \$1.95K WHICH IS \$1.5K UNDER BUDGET**

**THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:**

**ACTUAL \$45.6K PLAN -\$56K**

<b>CASH IN THE BANK:</b>	
<b>OPERATING FUNDS</b>	\$544,365 (OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$263,757 (LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$359,535 (SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	\$1,167,657
	<b>TOTAL JUNE2022 \$1,343,252</b>

Beech Mountain Lakes Association  
Monthly Capital Account Breakdown  
July 2023

**Capital: \$148,669.98**  
**Short-Term Capital: \$115,088.38**  
**Projected Transfer Fee Income: \$17,500**  
**Projected Past Dues Collection: \$3,500**  
**Dock Roll to Capital: \$16,751.00**  
**2022 3<sup>rd</sup> Payment to Capital: \$60,000.00**

**Total Capital: \$361,509.36**

**Pending Completion Projects:**

- Avalanche Lane Swale Project: \$84,800.00 (Meadow Landscaping/ARPA)
- Autumn Lane Swale Project: \$13,250.00 (Meadow Landscaping/ARPA)
- Buck Ridge Drive Swale Project: \$55,731.50 (American Asphalt/ARPA)
- Storm Cleanup: \$8,480.00 (Meadow Landscaping)
- Final Deck Payment: \$3,250.00 (Joe Silkowski)

**Capital Balance: \$349,779.36**  
**Capital Reserves to start 2024: -\$150,000.00**

**Projected Remaining Capital Balance: \$199,779.36**

**2023 Completed and Funded Capital Expenses:**

- 2022 Swale & Road Program: \$198,841.74 (American Asphalt)
- Restaurant Grinder Pump: \$3,400.00 (Extreme Home Services)
- Swale Engineering: \$6,768.00 (Pennoni)
- Recreation Deck: \$40,500.00 (Joe Silkowski)
- Wetslip Dock Wiring: \$17,483.54 (Kennedy Electric)
- Refrigerator for Restaurant: \$3,062.85 (American Paper)
- Gym Equipment (treadmill/bike): \$3,700.00 (Amazon)
- Restaurant Deep Fryer: \$1,443.00 (Nova Equipment)
- Guardshack IT wiring: \$565.00 (Brian Johnson)
- Tree Removal for Edgerock Culvert Project: \$750.00 (Infinity Tree Service)
- Edgerock Culvert Repair: \$42,500.00 (American Asphalt)
- New Post for Boat Launch Deck: \$300 (Joe Silkowski)