

**01/25/2023**

**BMLA Board of Directors**

**Public Meeting Minutes (Wednesday, January 25, 2023- 6:30pm-7:30pm)**

**Attendees:** Christopher Blazic, Jeffrey Poth, Traci Aita, Cody Hess & Karen Amici

**On Conference Call:** Lena Fowler, Kevin Ferra, Jacob Meyer

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

- Approved December 30, 2022 Board Meeting Minutes.
- Approved the November 2022 Financials. Reviewed the December 2022 Financials. They cannot be approved until the 2022 audit is completed.
- The Restaurant finished the year strong. Total sales increased by 65% vs. 2021. Total net loss was reduced by 54% vs. 2021.

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

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed.
- The 2022 swale program work is completed. 2023 work will be dependent on capital funds and any grant funds.
- 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. The final plan needs to be engineered, constructed and funded. Bids will be secured for the engineering and construction phases. Funding will come from loans, grants and owner assessments. The project is expected to be completed in 2026.
- The Association has secured insurance coverage for 2023. BMLA remains a high risk regarding insurability. The cost is close to 2022, however, we have increased coverage and covered assets that were not covered in 2022.

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

- **Restaurant**
  - The Restaurant lost \$6.5K in December. The 2022 loss is \$27.6K, a significant improvement from 2021.
- **Maintenance**
  - Maintenance finished painting the main dining room area of the Restaurant. They are now working on painting the bar area.
  - Maintenance completed the rehab of the gym equipment.
  - Maintenance repaired/replaced broken blinds in the community room.
- **Public Safety**
  - New 2023 vehicle stickers are available in Admin with payment of the 2023 dues.
  - 2022 vehicle stickers and membership cards will expire 2/15/23.
  - Security will begin enforcement of expired/no vehicle stickers in Mid-February.
- **Code Enforcement**
  - Code Enforcement is currently focusing on trash/recycling cans not being returned after pickup, cars parked closer than 3 ft. from the road and driveway pipe leaf backups.

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- **Recreation**
- The kids enjoyed the January Kids activity. The February one is scheduled for February 12<sup>th</sup>. The kids will create special valentine cards. Kids Bingo will be March 12<sup>th</sup>.
- Recreation is working on some adult activities for the coming months.
- Recreation is working on updating the paperwork for 2023 as we look forward to Spring and Summer.
- An owner donated a Corn Hole Set. Thank You!
- Recreation will no accept 2022 membership cards effective February 16, 2023.
- The outdoor basketball court has been set up for ice skating. Ice skating is at your own risk and you must have your own skates.
- Thanks to everyone for the donations for Toys For Tots, Catholic Social Services giving tree and Brandon's Forever Home. There were man happy children thanks to all of you.
- **Committee Reports (Highlights):**
- **Advisory (Pat Menighan)**
- The Committee would like to thank Chris Blazic for his 3.5 years of Chairmanship of the Committee.
- The Committee continues to review the Covenants and the 2025 expiration date. The Committee continues to review the definition of Unit 1.
- The Committee is looking into the need for electric boat motor size restrictions.
- **Appeals (Karen Amici)**
- No appeals for the month of December/January.
- **Finance (Tina Evans)**
- The Committee met on 12/7/22 for a budget review meeting. The Committee recommended that the proposed 2023 budget not be approved due to no dues increase, that the Committee feels is necessary.
- The Committee reorganized on 1/18/23. Brian Griffith is the Chairman, Tina Evans is Co-Chairman and Karen Amici is the Secretary.
- The Committee reviewed the November 2022 financials and found them to be in order.
- **Public Safety (Fr. Mike Kloton)**
- The Committee has formed a Sub-Committee to research an electronic gate at the entrance.
- The Committee would like to see the budget increase for Roving Patrol.
- The Committee recommends releasing the results of the Security Survey to the ownership.
- **Volunteer Committee (Karen Amici)**
- The Committee will resume monthly meetings in March.

**Questions/Comments from Residents:**

- An owner asked what the actual loss for the Restaurant was in 2022. The actual loss was \$27k.

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- An owner asked if BINGO is coming back to BML. The Sports Club is looking to try to resurrect BINGO and see if there is enough interest in the community. Fr. Mike suggested that it not be on Tuesday night, as that is BINGO night at Good Shepherd Church.
- An owner asked if the results of the Security Survey will be released. The results will be released via Constant Contact.
- An owner asked when will the Next Door safety site be available. The Committee is looking to release it in early February.
- An owner asked about the ice skating rink and how it affects our liability insurance. The rink is designated as 'Skate At Your Own Risk'.
- An owner asked if BMLA is looking to hire a professional grant writer. The Board is currently discussing this possibility. One of the owners indicated that she does this for a living and could help the Association.

**Beech Mountain Lakes Association  
Monthly Capital Account Breakdown  
December 2022**

**Capital: \$283,399.81**

**Short-Term Capital: \$104,797.85**

**Projected Transfer Fee Income: \$1,800**

**Projected Past Dues Collection: \$100**

**Total Capital: \$390,097.66**

**Pending Completion Projects:**

**2022 Swale Project: \$184,000 (Base Bids 1,2,3,4, 5 & 6) + \$18,000 Change Orders (Additional Pipe & Labor) = \$202,000 (American Asphalt)**

**Capital Balance: \$390,097.66 - \$202,000 = \$188,097.66**

**Capital Reserves to start 2023: -\$150,000**

**Projected Remaining Capital Balance: \$38,097.66**

**Completed and Funded Capital Expenses:**

**Walk-in cooler repair: \$1,072.36 (Energy Tech)**

**Emergency Road Work: \$23,200 (Ronca)**

**Wetslip Re-wire: \$6,434.78 (Kennedy Electric)**

**Pothole Patching/Edge Repair: \$26,893 (Meadow Landscaping)**

**Bathroom Upgrade Project: \$1,700 (Maintenance)**

**Clubhouse Roof Patch: \$1,000 (Crooked Ladder Roofing)**

**Restaurant Equipment: \$6,138.73 (Webstaurant Store)**

**Restaurant Deck Awning: \$2,949.20 (Lowe's)**

**Light Pole Painting: \$4,875 (Frank Luddy Painting LLC)**

**Boat Launch Dock: \$7,800 (Joe Silkowski Contractor)**

**Swale/Road Engineering: \$14,404 (Pennoni)**

**Main Entrance Grinder Pump: \$2,850 (Joe Silkowski)**

**Capital Projects Currently on Hold:**

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

**DECEMBER 2022 FINANCIAL SUMMARY  
PRE-AUDIT**

**DUES COLLECTION: 93% OF BILLED. (91% at this time in 2022)**

**NON-OP INCOME: \$1581K WHICH IS \$5.8K 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: \$809K WHICH IS \$101K OVER 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 Roll to Capital.**

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

**NET DEPARTMENTAL EXPENSE/(INCOME): \$858K WHICH IS \$55K UNDER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$241.3K	\$3K Over Budget
	<b>Clubhouse:</b>	\$122K	\$4.8K Over Budget
	<b>Recreation:</b>	\$55.6K	\$11.3K L Over Budget
	<b>Maintenance:</b>	\$137.4K	\$5.6K Under Budget
	<b>Security:</b>	\$208K	\$.1K Under Budget
	<b>Campground:</b>	\$22K	\$9.4K Inc Over Budget
	<b>Food &amp; Beverage:</b>	\$27.6K L	\$19.K L Under Budget
	<b>Road Maintenance:</b>	\$88.5K	\$39.5K Under Budget

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

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

**ACTUAL - \$50K PLAN \$2.2K**

**CASH IN THE BANK:**

<b>OPERATING FUNDS</b>	\$76,680	(OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$390,189	(LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$392,358	(SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	<b>\$859,227</b>	<b>TOTAL DEC 2021 \$781,112</b>