

**1/31/2024**

**BMLA Board of Directors**

**Public Meeting Minutes (Wednesday, January 31, 2024- 6:30pm-7:30pm)**

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

**Participated Executive Session Only:** Lena Fowler, Kevin Ferra, Christopher Blazic & Atty James Baranko

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

- Approved the November 29, 2023 & December 29, 2023 Executive Board Meeting Minutes.
- Approved the November 2023 Financials. Reviewed the December 2023 Financials. The December 2023 Financials cannot be approved until the 2023 audit is completed. The Finance Committee reviewed the November and December 2023 Financials and found them to be in order. The Committee also reviewed the draft of the 2024 proposed budget.

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

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- BMLA has until 2/21/24 to file their reply Brief with the PA Superior Court.
- Dam Remediation- Estimated cost for the dam remediation is \$3.9 million dollars. BMLA is going to pursue every available grant to fund the project. BMLA will be meeting with state representatives in the future to gain support for the project.
- **Department Reports- Manager Reports (Cody Hess)**
- **Restaurant**
- December's net loss was \$4.2K which is \$2.5k less than budgeted. Total loss for the Restaurant for 2023 is \$29.5K which is \$3.2K less than budgeted.
- The Restaurant continues to offer delivery to all residents.
- **Maintenance**
- Maintenance has completed the replacement of the old gym carpet with new rubber matting.
- Maintenance will cold patch a few recent potholes that have appeared on Avalanche, Tammy Trail and near the main entrance.
- The 2024 swale and road project bids are due in February and the annual pothole and road edge repair program will begin in the Fall.
- **Public Safety**
- Speeding continues to be the focus for Security.
- The Board has approved and purchased speed enforcement cameras that were installed in the community. Since the cameras went active they have captured over 2000 cars speeding above the approved mph threshold. The speed cameras will go live with enforcement beginning on February 2, 2024.
- **Code Enforcement**
- Code enforcement is currently focusing on abandoned vehicles and untidy properties.

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- **Recreation (Karen Amici)**
- The Rec Department thanks the community for supporting the Toys For Tots and the Catholic Social Services giving tree donation events over the holidays.
- 2023 membership cards will no longer be accepted after 2/15/24. You must have a 2024 membership card to use the amenities after 2/15/24.
- The Rec Department will be accepting applications for part-time Rec Attendant. Please pickup an application in the Rec Department.
- The Rec Department is pleased with the participation rate for the monthly kids craft activity. The February activity will be posted soon.
- The Rec Department is revamping the newsletter. The new version will be available the first week of March.
- **ACC (Karen Amici)**
- Karen reported on the activity of the ACC, CEO and Security for the months of December/January.
- **Committee Reports (Highlights):**
- **Advisory (Patrick Menighan)**
- The Committee has submitted their first Hot Topics to the Board for review and approval. Hot Topics will be distributed monthly to better inform the residents.
- The Committee met once in the month of November.
- **Appeals (Blanche Kania)**
- The Committee heard 2 appeals in January.
- **Finance (Karen Amici)**
- The Committee reviewed the November 2023 and December 2023 Financials and found them to be in order.
- **Public Safety (No Report)**
- **Volunteer Committee (Blanche Kania)**
- The Committee will begin meeting again in March. Next up for the Committee is the flower sale for Easter in March.
- The collection of winter coats, gloves, etc. for Brandon's Forever Home ends 2/14/24. Thanks to all of the residents for

**Questions/Comments from Residents:**

- An owner asked if they will receive a citation for going 26. No, there is a speed threshold of 7mph over the posted limit.
- An owner asked where will the fine money go? It will go to the Association general fund to offset security costs.
- An owner expressed support for the speed cameras as the community has a lot of walkers, children, joggers, animals, etc. who are at risk due to the excessive speeding in the community. Speed Limit 25mph signs are posted throughout the community and large signs are posted at the entrance of BML.
- An owner asked if the cameras are legal- Yes, reviewed and approved by our Legal Counsel. The cameras will be calibrated once per month. An owner questioned the integrity of the process- owners, visitors, employees will be treated the same.

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- An owner commented that the speed limit in the community should be raised to 35mph. The speed limit will remain 25 mph.
- An owner complained about the deer population and that BMLA should have a controlled hunt. There will be no hunting of deer within BMLA, either controlled or otherwise.
- An owner commented that there are sharp edges on the steps of the pool which are a hazard. Another owner commented that the pool has algae and mold. The pool was recently inspected by the Health Department and these issues were not present.
- An owner asked about the status of QHV. BMLA is still awaiting the legal opinion from the Outside Counsel that was hired to review the situation.
- Does BML plan to post signs indicating Speed Electronically enforced in the community. A decision has not been made yet on whether they are necessary, as there is plenty of signage in the community with the posted speed limit.
- An owner commented that we used to have a nice sauna and 2 hot tubs and now we have none. BMLA requested bids on a commercial hot tub a few years back and all were over \$100,000. The new dehumidification system needed to be purchased at a cost of over \$125,000.
- An owner asked why the gym cannot be open 24 hours. There are issues of insurance liability and access to the gym that need to be reviewed. In addition, if that were to occur, a waiver of liability may have to be signed by anyone requesting off-hour access.
- An owner commented about the lack of recycling. Mountain Top will not accept Butler Twp residents to recycle. Bloomsburg will accept Butler Twp residents to recycle ant no charge.

**FINANCE REPORT JANUARY 2024 YTD  
PRE-AUDIT**

**DUES COLLECTION:80% OF BILLED.** (75% at this time in 2023)

**NON-OP INCOME: \$319K WHICH IS \$110.2K 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: \$234K WHICH IS \$4.3K 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 ROI to Capital.

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

**NET DEPARTMENTAL EXPENSE/(INCOME): \$116K WHICH IS \$18K OVER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$25K	\$150 Under Budget
	<b>Clubhouse:</b>	\$16.1K	\$4.1K Over Budget
	<b>Recreation:</b>	\$3.4K L	\$1.9K L Under Budget
	<b>Maintenance:</b>	\$14.2K	\$3.2K Over Budget
	<b>Security:</b>	\$20.4K	\$3.8K Over Budget
	<b>Campground:</b>	\$149 I	\$1.5K I Under Budget
	<b>Food &amp; Beverage:</b>	\$13.6K L	\$6.2K L Over Budget
	<b>Road Maintenance:</b>	\$23.6K	\$900 Over Budget

**TRANSFER FEE INCOME: \$0K WHICH IS \$2K Under Budget**

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

**ACTUAL - \$31.1K                      PLAN - \$117.1K**

<b>CASH IN THE BANK:</b>	
<b>OPERATING FUNDS</b>	\$964,245 (OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$560,238 (LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$280,339 (SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	<b>\$1,804,822</b>
	<b>TOTAL JAN 2023 \$1,691,022</b>

**Beech Mountain Lakes Association  
Monthly Capital Account Breakdown  
February 2024**

**Capital: \$461,117.58**

**Short-Term Capital: \$92,701.79**

**Projected Transfer Fee Income: \$2,000.00**

**Projected Past Dues Collection: \$13070.84**

**Total Capital: \$553,819.37**

**Pending Completion Projects:**

**Kayak Dry Storage Rack Project-Maintenance: \$2,600.00**

**Capital Balance (LESS Pending Projects): \$551,219.37**

**Capital Reserves to start 2025: -\$150,000.00**

**Projected Remaining Capital Balance (LESS 2025 RESERVES): \$401,219.37**

**2024 Completed and Funded Capital Expenses:**

**Swale & Road Engineering-Pennoni: \$5,644.25**