

**DECEMBER 2021 FINANCIAL SUMMARY
PRE-AUDIT**

DUES COLLECTION: 91% OF BILLED.	(93% at this time In 2020)
NON-OP INCOME: \$1487K WHICH IS \$24.1K UNDER 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: \$652K WHICH IS \$15.7K 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 Roll to Capital.</p>	
NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.	

NET DEPARTMENTAL EXPENSE/(INCOME): \$912.7K WHICH IS \$31.8K OVER BUDGET			
INCLUDES:		Y.T.D.	Y.T.D TO BUDGET
	Administration:	\$194K	\$46K Under Budget
	Clubhouse:	\$115K	\$1.2K Over Budget
	Recreation:	\$35.6K	\$6.3K L Under Budget
	Maintenance:	\$131K	\$16.3K Under Budget
	Security:	\$192.3K	\$1.8K Under Budget
	Campground:	\$17.5K	\$8.1K Inc Over Budget
	Food & Beverage:	\$50.9K L	\$22.4K L Over Budget
	Road Maintenance:	\$211.6K	\$83.5K Over Budget

TRANSFER FEE INCOME: \$7.5K WHICH IS \$5K OVER BUDGET
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THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:
<p>ACTUAL - \$19.7K PLAN \$26K</p>

CASH IN THE BANK:		
OPERATING FUNDS	\$26,156	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$306,033	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$448,923	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$781,112	TOTAL DEC 2020 \$705,517

**FINANCE REPORT JANUARY 2022 YTD
PRE-AUDIT**

DUES COLLECTION: 81% OF BILLED.	(82% at this time in 2021)
NON-OP INCOME: \$250K WHICH IS \$80K OVER BUDGET	
<p align="center">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: \$87.5K WHICH IS \$5.5K OVER BUDGET	
<p align="center">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): \$96.3K WHICH IS \$7.8K OVER BUDGET			
		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$21.7K	\$2K Under Budget
	Clubhouse:	\$12.5K	\$1K Over Budget
	Recreation:	\$5.1K L	\$5K L Over Budget
	Maintenance:	\$11.6K	\$2.4K Over Budget
	Security:	\$17k	\$9K Over Budget
	Campground:	\$889	\$899 I Over Budget
	Food & Beverage:	\$7.8K L	\$1.7K L Over Budget
	Road Maintenance:	\$18.8K	\$3K Over Budget

TRANSFER FEE INCOME: \$4.2K WHICH IS \$1.2K OVER BUDGET

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

ACTUAL \$72.5K PLAN \$4.6K

CASH IN THE BANK:		
OPERATING FUNDS	\$949,242	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$324,326	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$444,804	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,718,372	TOTAL JAN 2021 \$1,738,153

Public Meeting Minutes (Wednesday, January 26, 2022 – 6:30pm-7:30pm)

Attendees (Restaurant): David Davis, Traci Aita, Lena Fowler, Jacob Meyer, Kevin Ferra, Cody Hess & Karen Amici

Absent: Kevin Schuetrumpf

President's Report (Dave Davis):

- Approved January 5, 2022 Board Meeting Minutes
- Reviewed December 2021 Pre-Audit Financials
- Introduced Board of Director Officers for 2022
- Addressed Kevin Schuetrumpf Board Resignation
- Addressed Lake Access Rights for Deep Wood Lakes/Seth Maurer- proceeding with legal action
- Discussed The Development of a Comprehensive 2022-2024 Swale Improvement Plan
- Discussed the "Unsafe" Dam Designation by the DEP- Meeting Scheduled for 2/7 with Pennoni Engineering, BMLA and the DEP
- Discussed the Significant Increase in Insurance Coverage- Details to Follow in February Meeting
- Indicated the 2021 Audit Will Begin Last Week of February or First Week Of March

Department Reports (Highlights):

- **Restaurant**
 - December projected revenue was down by only \$575.
 - Costs were \$455 over projected amount.
 - Costs/Labor must remain a focus.
 - Restaurant will have a special menu for Valentine's Day.
- **Maintenance**
 - Ice rink is up and fully operational.
 - Maintenance is working on replacing outdated receptacles, faucets, plumbing, etc. in the clubhouse.
- **ACC/Security Code Enforcement**
 - GM has assumed the Code Enforcement responsibilities temporarily.
 - Security citations are up due for speeding and stop sign violations.
- **Recreation**
 - Rebecca Culp was promoted to Recreation Supervisor.
 - Currently working with volunteer committee on winter events for the ice rink and ski slope.
 - Kids Karaoke in the restaurant is scheduled for 2/26 from 1-3pm.

Committee Reports (Highlights):

- **Advisory (Chris Blazic)**
 - Met on January 10th and January 24th.
 - Updated language of Policy 5.3 regarding covering of cars.
 - Continued to review the rental policy.
 - Request clarification on Time Share Owners amenity use.
 - Review BMLA website for redundancy.
- **Appeals (Blanche Brennan)**
 - No hearings were scheduled.
- **Finance (Kevin Walsh)**
 - Finance committee did meet in January. The Committee reviewed the October, November and December 2021 financials.
 - The Committee requested a list of the items that the Board will offset to cover the increase in the insurance coverage cost.
- **Public Safety (Mike Kloton)**
 - Met on January 25th.
 - Emergency response team is in the final stages of being formed.
 - "Community Watch" function is being formed with a tentative launch date of Spring 2022.
 - School bus stop safety continues to be a current priority- will research what is needed to have crossing guards at bus stops.
 - Committee was briefed on the "unsafe" dam designation.
- **Recreation/Volunteer (Blanche Brennan)**
 - Committee did not meet in January.
 - Working with Recreation Department on winter events for the ice rink & ski slope.
 - Resuming monthly charity raffle in February.

Questions/Comments from Residents (approximately 20 individuals):

- An owner requested that the QHV plow drivers not plow/pile snow on the roadway on Trapper Springs Ln.
- An owner requested to make the font larger in the newsletter for meeting minutes.
- An owner requested that the swale at the corner of Trapper Springs Ln/Four Seasons Dr. be fixed.
- An owner asked about the criteria to be a Board of Director.
- An owner commented that the plow companies are not plowing the roads wide enough.
- An owner asked if the Board is planning on reorganizing after new Board Member is chosen.
- An owner asked why BML is no longer maintaining the emergency road owned by Deep Woods Lake.
- An owner commented that the salty roads are affecting the paws of the dogs.

01/26/2022

BMLA Board of Directors

- An owner commented that the Restaurant staff should be better trained. Current GM should look at the history of the Restaurant and learn from any success.

Public Meeting Minutes (Wednesday, February 16, 2022 – 6:30pm-7:30pm)

Attendees (Restaurant): David Davis, Traci Aita, Lena Fowler, Jacob Meyer, Kevin Ferra, Cody Hess & Karen Amici

President's Report (Dave Davis):

- Approved January 26, 2022 Board Meeting Minutes
- Reviewed January 2022 Pre-Audit Financials
- Introduced Board of Director Officers for 2022
- Addressed Lake Access Rights for Deep Wood Lakes/Seth Maurer- proceeding with legal action- final review of complaint in progress
- Board was unable to make a decision on a candidate replacement; Quail Hollow would like to question the candidates again and have an opportunity to explain how the Timeshare Operation works and how QHV/BML are one community
- Discussed The Development of a Comprehensive 2022-2024 Swale Improvement Plan – 3 year program that will concentrate on swale situations which cause flooding, road & property damage
- Discussed the "Unsafe" Dam Designation by the DEP- Pennoni Engineering, BMLA and the DEP met to discuss plan forward. Conditions have change over the past 10 years. Fall of 2022- present plan to DEP; 2023 hard plan will give us direction and final design with approval schedule; 2024-2025 construction. BMLA will pursue grants and other funding sources- cost could be \$1M-\$1.5M
- Discussed the Significant Increase in Insurance Coverage- Will be meeting with broker- BMLA must become more self-insured; QHV possibly sign document to release us from their liability
- Indicated the 2021 Audit will begin week of March 1st
- Main Entrance Reconfiguration Study- tabled due to financial considerations
- Emergency Exit- due to litigation issues with lake rights this issue will be pursued after court ruling; Association is looking for alternative routes

Department Reports (Highlights):

- **Restaurant**
 - Restaurant had a successful Valentine's Day and Super Bowl weekend
 - Restaurant will continue to work on cost cutting measures
 - Restaurant will be updating the menu for Spring
- **Maintenance**
 - Maintenance is continuing to work on replacing outdated fixtures especially in the restrooms.
 - Maintenance & GM will begin getting bids for outdoor large scale projects- decking replacement & administration roof
- **ACC/Security Code Enforcement**
 - GM has assumed the Code Enforcement responsibilities temporarily
 - Security citations are up due for speeding and stop sign violations

- Next focus will be expired 2021 vehicle sticker enforcement and citations
- **Recreation**
 - Recreation is no longer accepting 2021 membership cards
 - Wet slip rental paperwork will be sent out 1st week of March
 - Kids Karaoke in the restaurant is scheduled for 2/26 from 1-3pm
 - Recreation will make one final try on 2/20 for the Family Skating Night
 - March Kids Movie Night is March 19th

Committee Reports (Highlights):

- **Advisory (Chris Blazic)**
 - Committee met on February 7th
 - Suggested deletions of redundant data on BMLA website
 - Incorporated Recreation suggestions in revising Campground policy
 - Discussed short term & long term rental policy revisions
 - Discovered some policies on BML website have incorrect covenant references; Committee will review and refer to Administration
- **Appeals (Blanche Brennan)**
 - No hearings were scheduled.
- **Finance (Kevin Walsh)**
 - Finance committee will be meeting Thursday, February 24th
- **Public Safety (Mike Kloton)**
 - Committee met on February 8th
 - Emergency response team is in the final stages of being formed.
 - "Community Watch" function is being formed with a tentative launch date of Spring 2022- on target
 - School bus stop safety continues to be a current priority- will research what is needed to have crossing guards at bus stops- ongoing
 - Committee was briefed on the "unsafe" dam designation by Pennoni Engineer Joseph Mullen
 - Committee is still requesting that the Main Entrance Reconfiguration Study be performed and funded
- **Recreation/Volunteer (Blanche Brennan)**
 - Committee met on February 1st
 - Cardboard sled race cancelled due to lack of interest
 - Resumed monthly charity raffle in February
 - Committee is looking into conducting an Easter Flower Sale
 - 13 bags of outdoor kids clothing was donated to Brandon's Forever Home
 - Strawberry Social scheduled for June 4th
 - Committee will assist Recreation with Family Skate Night
 - Committee will assist with Kids Fishing Derby
- **Restaurant (Joel Sokol)**
 - Committee just reorganized and will report on activities in March

Questions/Comments from Residents (approximately 20 individuals):

- An owner commented that the parking lot in front of the outdoor freezers is ponding with water and is now frozen solid
- An owner asked about using the Angela Park area as an emergency exit; another owner commented about the Greco property which exits off onto Rte 309
- An owner commented that we should reconsider filing lawsuit regarding lake rights due to emergency exit issue
- An owner commented that the SRBC will probably approve the water extraction project due to the reduced volume; BMLA & Butler Township are against this project; an owner commented that Deep Woods will be self-reporting the amount of water they are extracting- a huge concern
- An owner asked when a new BML Board member will be seated- hope to have complete for the March meeting; an owner asked why QHV is involved in the selection; an owner commented the sooner the better for the new board member; all 4 candidates will be brought back for one more session
- An owner commented on the roving patrol car issue
- An owner commented on the QHV/BML short-term rental issue- next meeting is March 15th at Butler Twp