

02/22/2023

**BMLA Board of Directors**

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

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

**On Conference Call: All present in person.**

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

- Approved January 25, 2023 Board Meeting Minutes.
- Reviewed the January 2023 Financials. They cannot be approved until the 2022 audit is completed. The Finance Committee will be reviewing the January financials on 2/23/23.
- Chris indicated that he will be conducting a monthly Meet and Greet with the residents. The first meeting had 3 attendees.

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

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed.
- 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 least expensive option would be for the DEP to allow the water to overtop the dam. 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.
- **Sportsman Club Winning Raffle Ticket- Congratulations to Colette Lindsey**

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

- **Restaurant**
- The Restaurant lost \$4.6K in January. This is \$4.1K under budget. January sales are up 69% vs. 2022.
- **Maintenance**
- Maintenance is close to finishing painting the bar. They will begin painting the gym in March.
- A new stop sign will be installed at the corner of Grouse Ridge and Covey Ln in the coming weeks to enhance the safety of the bus stop in that location.
- 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 expired 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.

**BMLA Board of Directors**

- **Recreation**
- The kids enjoyed the February Kids Valentine activity. Kids BINGO is scheduled for March 12<sup>th</sup>. Please call Recreation to sign-up your kids. (570) 788-1199
- Recreation is working on some adult activities for the coming months.
- Recreation will be hosting Adult Game Nights once a month on Thursdays in the community room.
- Campground reservations are open starting March 1<sup>st</sup> for Owners wanting to use their free week. 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 May.
- You must have a 2023 membership card to use the amenities.
- Recreation is working on replacing the racquetball and tennis rackets.
- Recreation is working on organizing the Easter Egg Hunt.
- **Committee Reports (Highlights):**
- **Advisory (Pat Menighan)**
- 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 reviewing the Short Term Rental policy.
- **Appeals (Karen Amici)**
- 3 appeals are scheduled in the month of March.
- **Finance (Tina Evans)**
- The Committee will meet on 2/23/23 to review the January financials.
- **Public Safety (David Wright)**
- The Committee spent the last meeting working on getting the Neighborhood public safety site operational. The Board has put this project on hold until further notice.
- **Volunteer Committee (Karen Amici)**
- The Committee will resume monthly meetings in March. The Committee will assist Recreation with the Easter Egg hunt.

**Questions/Comments from Residents:**

- An owner asked if the Lake Rights litigation involves multiple parties. Yes.
- An owner indicated that there is a brown rim on the edge of the pool. The GM will have Maintenance investigate.

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

<b>DUES COLLECTION: 75% OF BILLED.</b>	<b>(81% at this time in 2022)</b>
<b>NON-OP INCOME: \$274K WHICH IS \$94K OVER BUDGET</b>	
<p align="center"><b>INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO &amp; ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.</b></p>	
<b>NOTE - Collections Income is not included in this number.</b>	

<b>NON-OP EXPENSE: \$210.2K WHICH IS \$14.3K UNDER BUDGET</b>	
<p align="center"><b>INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property &amp; Liability Insurance, D&amp;O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.</b></p>	
<b>NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.</b>	

<b>NET DEPARTMENTAL EXPENSE/(INCOME): \$83.4K WHICH IS \$11K UNDER BUDGET</b>			
		<b>Y.T.D.</b>	<b>Y.T.D TO BUDGET</b>
<b>INCLUDES:</b>	<b>Administration:</b>	\$22.2K	\$67 Under Budget
	<b>Clubhouse:</b>	\$12.3K	\$1.6K Over Budget
	<b>Recreation:</b>	\$1.7K L	\$3.5K L Under Budget
	<b>Maintenance:</b>	\$7.4K	\$1.5K Under Budget
	<b>Security:</b>	\$17K	\$80 Under Budget
	<b>Campground:</b>	\$.2K L	\$.9K L Over Budget
	<b>Food &amp; Beverage:</b>	\$4.6K L	\$4.1K L Under Budget
	<b>Road Maintenance:</b>	\$16.8K	\$5.4K Under Budget

**TRANSFER FEE INCOME: \$1.65K WHICH IS \$.3K UNDER BUDGET**

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

**ACTUAL    -\$17.2K                      PLAN    -\$137K**

<b>CASH IN THE BANK:</b>		
<b>OPERATING FUNDS</b>	\$893,193	<b>(OP SAVINGS &amp; CHECKING, PETTY CASH)</b>
<b>CAPITAL FUNDS</b>	\$400,323	<b>(LONG AND SHORT TERM CAPITAL)</b>
<b>RESTRICTED FUNDS</b>	\$397,409	<b>(SPILLWAY, BUILDING REPLACEMENT)</b>
<b>TOTAL</b>	<b>\$1,690,925</b>	<b>TOTAL JAN 2022    \$1,718,372</b>

THE UNIVERSITY OF CHICAGO

Department of Chemistry  
Chicago, Illinois

Dear Sir:

I have received your letter of the 15th and am glad to hear that you are interested in the work of the Department of Chemistry at the University of Chicago.

The Department of Chemistry at the University of Chicago is one of the largest and most active in the United States. It is headed by Professor [Name], who is a member of the National Academy of Sciences and has received many honors and awards for his work in the field of [Field].

The Department is organized into several divisions, each headed by a professor. These divisions are: [List of Divisions]. Each division is engaged in a wide range of research, and the Department as a whole is known for its high quality of work and its contributions to the advancement of chemistry.

If you are interested in the work of the Department, I would be glad to discuss it with you further. You may wish to contact one of the professors in the Department, or you may wish to visit the Department and see our facilities.

Very truly yours,  
[Name]

Enclosed are some brochures and a list of the members of the Department. I hope you will find them of interest.

I am sure that you will find the work of the Department of Chemistry at the University of Chicago to be of the highest quality and of great interest to you.

Beech Mountain Lakes Association  
Monthly Capital Account Breakdown  
February 2023

**Capital: \$231,229.31**

**Short-Term Capital: \$114,735.88**

**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: \$345,965.19**

**Pending Completion Projects:**

**Capital Balance: \$345,965.19**

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

**Projected Remaining Capital Balance: \$195,965.19**

**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 (Pennoni)

**Capital Projects Currently on Hold:**

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

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