

**Public Meeting Minutes (Wednesday, April 27, 2022 – 6:30pm-7:30pm)**

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

**President's Report (Dave Davis):**

- Approved March 30, 2022 Board Meeting Minutes
- Reviewed March 2022 Pre-Audit Financials
- Addressed QHV weekend incident. QHV will be making changes to guest registration process, inability of calling-in guests and enforcing the 2 car/ 6 occupant rules. Residents are encouraged to call 911 whenever there are any issues requiring police involvement.
- Addressed Lake Access Rights for Deep Wood Lakes/Seth Maurer- complaint filed. Deep Wood Lakes sold his property to Blooming Dreams Development.
- Discussed the 2022-2024 Swale/Paving project. American Asphalt was awarded the bid. Work to begin late May.
- Discussed the 2022 Dam Review Engineering Proposal- DEP timeline remains unchanged.
- Discussed the Significant Increase in Insurance Coverage. The Association currently has zero open claims. Administration is pursuing insurance options.
- The 2021 Audit is complete. The Board approved the draft audit report. Report will be released to the ownership prior to June 30<sup>th</sup>.
- Main Entrance Reconfiguration Study- tabled due to financial considerations
- Emergency Exit- Association is still looking for alternative routes

**Department Reports (Highlights):**

- **Restaurant**
  - Restaurant had solid sales for Q1 compared to 2021. Inventory and costs remain an issue. The UPSERVE POS inventory system will be live in May.
  - Deck will be open in Mid- May. Summer hours begin May 18<sup>th</sup>.
  - Loyalty program is active.
  - New Spring/Summer menu rolled out.
  - Restaurant Hiring 2 Servers and 1 Bartender for the Summer
- **Maintenance**
  - Potholes near the boat launch area have been filled.
  - Filling potholes on the campground road.
  - Boat launch area will be cleaned up and repainted.
  - Skating rink has been taken down and outdoor court is open.
  - Restaurant deck will be spruced up and ready for opening.
- **ACC/Security Code Enforcement**
  - Code Enforcement has seen an uptick in commercial vehicles. Residents are being reminded of the policy regarding commercial vehicles.
  - Code Enforcement is monitoring swales for the upcoming Spring rains.

- Focus will be expired 2021 vehicle sticker enforcement and citations- residents must have a 2022 vehicle sticker or valid resident pass.
- **Recreation**
  - Recreation is hiring for the Summer season. Open positions: lifeguard, boat renter, snack shack and card check. Applications can be picked up in the Recreation Department.
  - 729 easter eggs were found by the BMLA kids!
  - 2022 boat stickers are available at a cost of \$15.

**Committee Reports (Highlights):**

- **Advisory (Chris Blazic)**
  - Submitted a draft of a short term rental policy to Dave Davis for Board consideration. Advised Board to contact all past short-term renters to advise them of Butler Township's ordinance.
  - Discussed the possibility of a residents' survey about concerns.
  - Continued review of the BML By-Laws
- **Appeals (Blanche Kania)**
  - Committee is reviewing 3 appeals and will be scheduling hearings shortly.
- **Finance (Kevin Walsh)**
  - Finance committee met on April 20, 2022 to review March 2022 Pre-Audit Financials.
  - The Committee was also given a draft of the 2021 audit.
  - Committee is concerned about capital expenditures.
- **Public Safety (Michael Kloton)**
  - Due to liability and legal issues, there will be no authorized Community Watch.
  - There are still issues with guests not stopping at the gate and picking up their passes. Also, there is inconsistency with the guards not asking for owner account numbers.
  - The Committee is considering another resident survey.
  - The Committee is working with the PA State Police regarding security issues.
- **Recreation/Volunteer (Blanche Kania)**
  - Strawberry Social scheduled for June 4<sup>th</sup>
  - Committee assisted with the Easter Egg Hunt
  - Committee will assist with Kids Fishing Derby
- **Restaurant (Joel Sokol)**
  - Restaurant Committee is looking into improving entertainment for the Summer.
  - Committee is making recommendations for events and designated smoking areas.

**Questions/Comments from Residents (approximately 20 individuals):**

- An owner asked when the road work and AQUA will be done. BML roadwork end of May, AQUA work June-July.
- An owner commented about the QHV incident and whether there was any security camera footage. The renter used a fake ID to rent the room. The person has been prohibited from ever renting at QHV again. Citations were also issued.
- An owner thanked QHV for working with BML regarding issues.
- An owner commented that an ID scanner is needed in the bar.
- An owner commented on the short term rentals and doesn't understand all of the negativity toward the owners who short term rent.
- An owner asked about the hot tub. The last quote the GM received was over \$100K
- An owner commented on the continued number of vehicles in BML with expired stickers.
- An owner commented on why the owner of the property across the lake has his boat moored on the lake, when BML residents are not permitted to do so.

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

**DUES COLLECTION: 89% OF BILLED. (87% at this time in 2021)**

**NON-OP INCOME: \$506K WHICH IS \$106K 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: \$302.5K WHICH IS \$108K 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): \$227K WHICH IS \$6.2K UNDER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$57.6K	\$ .8K Under Budget
	<b>Clubhouse:</b>	\$34.4K	\$1.2K Over Budget
	<b>Recreation:</b>	\$8.5K I	\$4.4K I Over Budget
	<b>Maintenance:</b>	\$34K	\$5.8K Over Budget
	<b>Security:</b>	\$46K	\$1.7K Under Budget
	<b>Campground:</b>	\$9.4K I	\$9.9K I Over Budget
	<b>Food &amp; Beverage:</b>	\$17.5K L	\$ .1K L Under Budget
	<b>Road Maintenance:</b>	\$55.9K	\$3.9K Over Budget

**TRANSFER FEE INCOME: \$3.3K WHICH IS \$1.2K UNDER BUDGET**

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

**ACTUAL - \$13K                      PLAN - \$19K**

<b>CASH IN THE BANK:</b>		
<b>OPERATING FUNDS</b>	\$780,712	(OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$332,902	(LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$440,651	(SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	\$1,554,265	<b>TOTAL MAR 2021 \$1,573,163</b>



# Lakeside Restaurant & Lounge



## May 2022

Sun

Mon



Tue

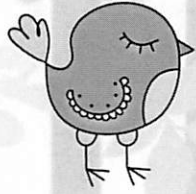
Wed

Thu

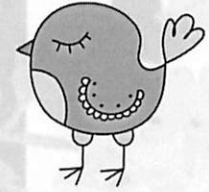
Fri

Sat

1	2	3	4	5	6	7
Restaurant- 1PM-8PM Lounge- 1PM-9PM	Closed	Closed	Closed	Restaurant- 3PM-8PM Lounge- 3PM-9PM	Restaurant-3PM-8PM Lounge-3PM-9PM	Restaurant-3PM-9PM Lounge-3PM-10PM <hr/> Those Acoustic Guys 7PM-10PM
8 Restaurant- 1PM-8PM Lounge- 1PM-9PM 	9 Closed	10 Closed	11 Closed	12 Restaurant- 3PM-8PM Lounge- 3PM-9PM	13 Restaurant-3PM-8PM Lounge-3PM-9PM	14 Restaurant-3PM-9PM Lounge-3PM-10PM <hr/> ALV Karaoke 7PM-10PM
15 Restaurant- 1PM-8PM Lounge- 1PM-9PM	16 Closed	17 Closed	18 Closed	19 Restaurant- 3PM-8PM Lounge- 3PM-9PM	20 Restaurant-3PM-8PM Lounge-3PM-9PM	21 Restaurant-3PM-9PM Lounge-3PM-10PM <hr/> Joanna Bea 7PM-10PM
22 Restaurant- 1PM-8PM Lounge- 1PM-9PM	23 Closed	24 Closed	25 Closed	26 Restaurant- 3PM-8PM Lounge- 3PM-9PM	27 Restaurant-3PM-8PM Lounge-3PM-9PM <hr/> Autumn Falls 7PM-10PM	28 Restaurant-3PM-9PM Lounge-3PM-10PM
29 Restaurant- 1PM-8PM Lounge- 1PM-9PM <hr/> Two Of Us 5PM-8PM	30 Closed MEMORIAL DAY 	31 Closed				



# Recreation and Administration



## May 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>	<b>2</b>	<b>3</b> Volunteer Committee Mtg. @ 5:30PM Community Room	<b>4</b>	<b>5</b> Mini Succulent Craft Class 6:30PM Community Room	<b>6</b> Mahjong Tiles @ 1:00PM-5:00PM Community Room	<b>7</b> Yoga 8:30AM—9:30AM Pool Area
<b>8</b> 	<b>9</b> Advisory Mtg. @ 6:00PM Community Room	<b>10</b> Public Safety Mtg. @ 5:00PM Community Room	<b>11</b>	<b>12</b>	<b>13</b> Mahjong Tiles @ 1:00PM-5:00PM Community Room	<b>14</b> Yoga 8:30AM—9:30AM Pool Area
<b>15</b> Kids Flower Pot Craft @ 2:00PM Community Room	<b>16</b>	<b>17</b>	<b>18</b> Finance Committee @ 4:00PM Community Room	<b>19</b>	<b>20</b> Mahjong Tiles @ 1:00PM-5:00PM Community Room	<b>21</b> Yoga 8:30AM—9:30AM Pool Area
<b>22</b>	<b>23</b> Advisory Mtg. @ 6:00PM Community Room	<b>24</b> Public Safety Mtg. @ 5:00PM Community Room	<b>25</b> Board Meeting @ 6:30PM Community Room	<b>26</b>	<b>27</b> Mahjong Tiles @ 1:00PM-5:00PM Community Room	<b>28</b> Yoga 8:30AM—9:30AM Pool Area
<b>29</b>	<b>30</b> Appeals Committee @ 5:30PM Community Room 	<b>31</b>				