

Public Meeting Minutes (Wednesday, April 26 , 2023- 6:30pm-7:30pm)

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

On Conference Call: Lena Fowler

Absent: Cody Hess; Kevin Ferra, Jacob Meyer and Attorney Joseph Baranko participated in the Executive Session.

Secretary/Treasurer Report (Christopher Blazic):

- Approved March 22, 2023 Board Meeting Minutes.
- Reviewed the March 2023 Financials. They cannot be approved until the 2022 audit is completed. The Finance Committee reviewed the March 2023 financials on 4/19/23 and found them to be in order.
- Chris indicated that he will be continuing to conduct monthly Meet and Greet with the residents. A Constant Contact will be sent out each month with the meeting date.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed.
- Dam Remediation- No update. Still awaiting DEP decision on option.
- ARPA Grant Funding- BMLA was awarded a \$500,000.00 grant. The grant must be used for its intended purpose- Stormwater Run-Off and Swale Improvements and for NO other purpose.

Department Reports- Manager Reports (Karen Amici)

- **Restaurant**
- The Restaurant saw a profit of \$682 for the month of March. March sales were up 35% vs last year. 1st Qtr sales are up 22% vs last year. The new Summer menu went live on April 12th.
- **Maintenance**
- Maintenance has finished painting the gym. They also installed the new treadmill and bike in the gym.
- Maintenance temporarily patched 2 large potholes on Buck Ridge Dr.
- Maintenance installed numbered posts at the Debbie Dr. lot for the wet slip boat trailer storage.
- Construction of the new Recreation entrance deck has begun, please use the Restaurant entrance until the project is completed.
- **Public Safety**
- Public Safety continues to enforce expired vehicle stickers, speeding and stop sign violations.
- Planning to start the pothole and road edge repair program as was done last year. Bids will be going out shortly for the pothole/road repair program and will start work once the Board has selected a Contractor.

BMLA Board of Directors

- **Code Enforcement**
- BMLA has hired a new Code Enforcement Officer. He began the beginning of April. Enforcement is currently focusing on blocked driveway pipes, untidy properties and cars parked closer than 3 ft. from the road.
- **Recreation**
- Recreation has hosted 2 successful Adult Game Nights. The next one will be May 18th at 6PM in the Community Room.
- Recreation has a kids coloring contest running from May 1st to May 14th. The pictures to be colored can be picked up in Recreation. They are due back to the Rec Office by May 14th with the child's name, age and phone number written on the back.
- Recreation has a sign-up sheet for Kidz Camp Activity Boxes for the Summer. The boxes will be available from June 19th to July 24th. The boxes are for children and grandchildren of BMLA residents and QHV deeded owners.
- You must have a 2023 membership card to use the amenities.
- Kids Fishing Derby is Saturday, May 13th sponsored by the Sportsman Club.
- Recreation has equipment that can be signed-out and returned. Volleyballs, corn hole, bocci ball, shuffle board, horseshoes, football, basketball, tennis and soccer. A valid membership card is required to borrow the equipment.
- BMLA has 4 pedal boats in addition to kayaks, jr kayaks, 2 person kayaks, fishing kayak, paddleboards and canoes available for rental this Summer.
- Recreation is interviewing for Summer help.
- **Committee Reports (Highlights):**
- **Advisory (Chris Blazic)**
- The Committee continues to review the Covenants and the 2025 expiration date. The Committee continues to review the rental policies and the use of golf cars within the community.
- The Committee is reviewing the changes in 'battery-operated' watercraft with the goal of monitoring/controlling the types and speeds allowed on the lake.
- **Appeals (Blanche Kania)**
- The Committee closed the books on all March and April appeals.
- **Finance (Brian Griffith)**
- The Committee reviewed the March 2023 financials and found them to be in order. Kudos to the Restaurant for turning a profit in March.
- **Public Safety (David Wright)**
- The Committee is now focused on creating a Facebook page for the Neighborhood watch. This will allow the absolute control of access to the site to ensure that only valid BMLA residents are permitted access.
- The Committee is still reviewing the bus stop situation.
- The Committee is reviewing license plate scanning systems for use at the Guard Shack.

BMLA Board of Directors

- **Volunteer Committee (Blanche Kania)**
- The Committee will resume monthly meetings in May. They will be held the first Thursday of the month. The Committee raised funds to purchase some items for Kidz Camp activity boxes. The Committee is planning the Strawberry Social for Saturday, June 11th from 1pm to 3pm. There will be music, games and Strawberry treats!
- The Committee is looking for volunteers for service hours to assist the Committee.

Questions/Comments from Residents:

- Chris Blazic indicated that Pot Luck has restarted. They will be held the first Monday of the month. They conduct a 50/50 raffle to raise funds to offset expenses.
- The Sportsman Club has been fundraising for the Kids Fishing Derby. They have received great Company donations, including one for \$1200.00.
- A resident complained about the condition of the property at Autumn Lane and Four Seasons Dr.
- A resident complained that the QHV pickup truck has not been inspected since 2019 and that BMLA needs to put a stop to it.
- A resident commented that speeding is out of control and that Roving Patrol is ineffective.
- A resident asked why Trivia and Musical Bingo are being discontinued after April.
- A resident asked if BINGO will be restarted. Due to staffing limits, Recreation cannot restart BINGO. The Sportsman Club may sponsor a BINGO in the future.
- A resident asked about the ongoing litigation regarding the lake. The litigation is ongoing.
- A resident asked if QHV is still renting short-term. There has been no court decision as of this date.
- A resident complained about the feeding of the wildlife in BMLA and if there is a fine. BMLA in the most strongest of terms, discourages the feeding of any wildlife. The Board will look into implementing a fine.

**Beech Mountain Lakes Association
Monthly Capital Account Breakdown
April 2023**

Capital: \$204,793.72

Short-Term Capital: \$109,663.81

Projected Transfer Fee Income: \$27,825.00

Projected Past Dues Collection: \$9,900.00

Dock Roll to Capital: \$16,751.00

Total Capital: \$368,933.53

Pending Completion Projects:

- Edgerock culvert repair: \$42,500 (American Asphalt)

Capital Balance: \$368,933.53

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

Projected Remaining Capital Balance: \$176,433.53

Completed and Funded Capital Expenses:

- 2022 Swale & Road Program: \$198,841.74 (American Asphalt)
- Restaurant Grinder Pump: \$3,400 (Extreme Home Services)
- Swale Engineering: \$5,700 (Pennoni)
- Recreation Deck: \$30,000 (Joe Silkowski)
- Refrigerator for Restaurant: \$3,062.85 (American Paper)
- Gym equipment (treadmill/bike): \$3700 (Amazon)

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

DUES COLLECTION: 83% OF BILLED. (89% at this time in 2022)

NON-OP INCOME: \$536K WHICH IS \$105K 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: \$33.3K WHICH IS \$5.5K UNDER 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): \$207.3K WHICH IS \$30.5K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$60.9K	\$1.9K Under Budget
	Clubhouse:	\$31.8K	\$1.3K Over Budget
	Recreation:	\$12K I	\$4.3K I Over Budget
	Maintenance:	\$23.8K	\$3.4K Under Budget
	Security:	\$52K	\$1.5K Over Budget
	Campground:	\$8.5K I	\$.5K I Under Budget
	Food & Beverage:	\$10K L	\$8.8K L Under Budget
	Road Maintenance:	\$49.2K	\$15.4K Under Budget

TRANSFER FEE INCOME: \$3.45K WHICH IS \$50 UNDER BUDGET

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

ACTUAL \$25.5K PLAN -\$115K

CASH IN THE BANK:		
OPERATING FUNDS	\$733,879	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$314,573	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$389,367	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,437,819	TOTAL MAR2022 \$1,554,265