

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

Attendees: David Davis, Traci Aita, Jeffrey Poth, Kevin Ferra, Jacob Meyer & Cody Hess. Karen Amici, Lena Fowler and Attorney Joe Baranko participated in the Executive Session.

President's Report (Dave Davis):

- Approved September 28,2022 Board Meeting Minutes. Approved October 27, 2021 Annual Board Meeting Minutes.
- Approved September 2022 Financials. Finance Committee began initial review of the 2023 proposed budget. Finance Committee reviewed the September 2022 Capital Expenditures.
- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action is proceeding.
- Discussed the 2022-2024 Swale/Paving project- The project is being completed by American Asphalt and should be wrapped up in the next few weeks. Ronca has been contracted to do additional swale work, and project will remain within 220k budget. Anyone having issues with the work being done, email the GM. AQUA mainline work on Trapper Springs Ln/Trapper Springs Circle is complete. Water mainline work on Debbie Dr is in-progress. New connections should be done by the end of the year. Re-paving of all affected roads will be done in the Spring.
- Discussed the 2022 Dam Review Engineering Proposal- DEP timeline remains unchanged. The DEP has approved the hydro-analysis submission. The analysis options are engineered but do not have any \$ value to date. This should be completed by the end of 2022. Association is looking into grants, loans and special assessments to cover the cost, which is unknown at the present moment. The cost could be between 3-4 million dollars. BML continues to fully cooperate with the DEP.
- Discussed the Significant Increase in Insurance Coverage- The Association has hired a new broker. The long-term goal is to secure the Association optimal coverage at affordable cost. The goal is to reduce our risk and increase coverage at a fair price. We are on target for insurance bids in late November/early December.
- Emergency Exit-Deep Woods Lake is responsible for the maintenance of the emergency exit per Dennison Twp 2017 conditions for water extraction. This may be altered when the decision from the October Dennison Twp meeting is released. Update to follow.
- 2023 Board Election- Congratulations to Chris Blazic and Jeffrey Poth on winning the 2 open seats. Thank You to Kenneth Golanoski and Jean Sowa for submitting their candidacy.

- Deep Woods Lake Water Extraction Update- Dennison Twp approved the water extraction facility. The location is 1 mile east of Honey Hole Rd. SRBC will issue the permit in the next few months for the water extraction. BML will continue to update the SRBC, Dennison and Butler Twp regarding our concerns, especially if we encounter low water levels once the extraction begins. The road conditions and the bridge condition remains a concern.
- 2023 Budget- The most important job of the Board is to produce a budget. For the 2023 budget, the Board will put out the proposed 2023 budget by November 30, 2022 for the 30 day comment period. Restaurant will lose approximate \$30k this year, which is considerably less than previous years. The \$87k insurance coverage overage has to be factored into the 2023 budget, as it was not budgeted into the 2022 budget. The Board concurs with the Finance and Advisory Committees regarding the increase in fees and fines for 2023. Future budgets must contribute more to capital expenditures. BML dues are considerably lower than comparable HOA's with similar size structures and budgets.

Department Reports (Highlights):

- **Restaurant**
 - Sales are beginning to decrease as Quail Hollow has less guests. The loss YTD is lower than in previous years at this point in time.
- **Maintenance**
 - Currently working on repairing and painting the gym equipment.
 - Maintenance will assist in helping with the removal of the wetslips in the upcoming weeks.
 - Meadow Landscaping is still on pace to be completed by the first week of November.
- **Public Safety**
 - Code enforcement is focusing on cars parked 3 feet from the road and trash cans not being brought back up from the curb.
- **Recreation**
 - Spots for boat/camper winter storage are filling up quickly. Call or stop in Recreation if you are interested in storage.
 - Trick or Treating will be October 29th from 1pm-4pm. Rain date is October 20th same time.
 - Kids Halloween Bingo will be October 30th from 11am-12:30pm. There are some great prizes and a special treat.
 - Recreation still has ice cream for sale and discounted prices.
 - The Spooky House decorating contest judging will be 10/27 at 7pm. Contact Recreation if you would like to register your property for the contest.
 - The basketball courts and gym have had alot of usage this month.

- **Committee Reports (Highlights):**
- **Advisory (Chris Blazic)**
- The Committee is reviewing the pricing of area campgrounds and marinas to see if they are in-line with our pricing structure. The Committee has rejected an appraisal based dues structure. The Committee would like the Board to give advance notice of any assessment and not to have the assessment due at the same time as the Annual dues, preferably six months after the Annual dues are payable.
- **Appeals (Blanche Kania)**
- No appeals for the month of October.
- **Finance (Kevin Walsh)**
- The Committee reviewed the September 2022 financials and found they were in order.
- The Committee is reviewing the proposed 2023 budget and provided initial recommendations to the Board for the 2023 budget. The Committee will continue to review in the month of November.
- **Public Safety (David Wright)**
- The Committee is working on getting the Next Door Community Watch app up and running. No launch date has been set as of yet. The Security Survey is on the website and available for pickup in Recreation. The deadline to participate is November 4th. To date, 300 replies have been received. Please participate in the survey and give honest feedback.
- **Volunteer Committee (Blanche Kania)**
- The Committee held their Autumn Social on 10/8. Due to low attendance, the Committee will decide if it will be held next year or not.
- The Committee is getting ready for the Christmas tree lighting in early December.
- The proceeds of the November tricky tray raffle will benefit Valley Regional Fire & Ambulance.
- **Restaurant (Joel Sokol)**
- The Committee gave 3 recommendations to the GM regarding changes for the Restaurant. One change is to open the Bar/Restaurant at 1pm on Sunday due to NFL football.

Questions/Comments from Residents:

- An owner commented about a complaint filed. The Board President indicated that it would be not commented on during this forum.
- An owner asked if there are any changes to the swale project this year. There are 2 changes which are included in the \$220k
- An owner commented that BML residents need to express their concerns regarding all issues affecting BML to the Butler Township Supervisors. Residents can email the Supervisors or attend Township meetings.

- An owner asked what line item does the lake access rights litigation get coded under. It is coded under the Legal Fees in the Administration Department budget once the audit is completed.
- An owner asked if the Meadow Landscaping contract was reviewed by the Attorney. The GM responded yes.
- An owner commented that she is concerned about the water hauling trucks being on the BML roads, especially Four Seasons Dr. The trucks will NOT be using BML roads.
- An owner commented that the roads are being damaged by the trucks doing the AQUA and swale work. The GM will investigate.
- An owner commented that he was charged \$15 for 1 tree to be cut down. If someone has 4 trees cut down what is the charge? The charge is \$15 total for all approved trees per application.
- An owner commented that the Security Survey seemed negatively slanted the way the options were worded. Another owner was concerned about the validity of the survey, since there was no way to control the number of submissions per household. Only owners who pay dues should have been permitted to participate.

FINANCE REPORT SEPTEMBER 2022 YTD

DUES COLLECTION: 91% OF BILLED. (90% at this time in 2021)

NON-OP INCOME: \$1218.78K WHICH IS \$32K 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: \$644.7K WHICH IS \$93K 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): \$623.5K WHICH IS \$50K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	183.8K	\$2.5K Over Budget
	Clubhouse:	\$91K	\$2K Over Budget
	Recreation:	\$35.5K	\$10.1K L Over Budget
	Maintenance:	\$108K	\$4.1K Under Budget
	Security:	\$152K	\$7.6K Under Budget
	Campground:	\$20.8K I	\$7.2K I Over Budget
	Food & Beverage:	\$17.8K L	\$14.4K L Under Budget
	Road Maintenance:	\$56K	\$31.1K Under Budget

TRANSFER FEE INCOME: \$2.1K WHICH IS \$2.15K UNDER BUDGET

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

ACTUAL - \$ 19.2K PLAN - \$.8K

CASH IN THE BANK:		
OPERATING FUNDS	\$286,308	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$462,167	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$410,979	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,159,454	TOTAL SEPT 2021 \$1,249,559

**Beech Mountain Lakes Association
Monthly Capital Account Breakdown
October 2022**

Capital: \$355,743.76
Short-Term Capital: \$106,423.78
Projected Transfer Fee Income: \$7,000.00
Projected Past Dues Collection: \$4,500.00

Total Capital: \$473,667.54

Pending Completion Projects:

Wetslip Re-wire: \$5,000 (Kennedy Electric)
2022 Swale Funding: \$179,257 (American Asphalt) (\$220,000 approved by Board for any change orders)

Capital Balance: (\$473,667.54 - \$220,000 - \$5,000) = \$248,667.54
New Expenses (paid): Pennoni Engineering (\$1,030), Meadow Landscaping (\$26,372)
\$248,667.54 - \$26,372 - \$1,030 = \$221,265.54
Capital Reserves to start 2023: -\$150,000

Projected Remaining Capital Balance: \$71,265.54

Completed and Funded Capital Projects:

Bathroom Upgrade Project: \$1,700 (Maintenance)
Clubhouse Roof Patch: \$1,000 (Crooked Ladder Roofing)
Restaurant Equipment: \$6,138.73 (Webstaurant Store)
Restaurant Deck Awning: \$2,949.20 (Lowe's)
Light Pole Painting: \$4,875 (Frank Luddy Painting LLC)
Boat Launch Dock: \$7,800 (Joe Silkowski Contractor)
Swale/Road Engineering: \$14,404 + \$1,030 = \$15,434 (Pennoni)
Main Entrance Grinder Pump: \$2,850 (Joe Silkowski)
Pot Hole Patching/Road Repair: \$26,372 (Meadow Landscaping)

Capital Projects Currently on Hold:

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

Remaining Capital Improvements Not Yet Solicited:

- **Speed Cushions (Engineering and Installation)**
- **Gravel Boat Launch Area to fix water pooling**
- **Replace Gym Flooring**
- **Light Pole LED Replacements**
- **Wet Slip Extensions**
- **Clubhouse Flashing/Siding Repair**
- **Restaurant Entrance Deck**