

10/25/2023

BMLA Board of Directors

Public Meeting Minutes (Wednesday, October 25, 2023- 6:30pm-7:30pm) **Annual Meeting**

Attendees: Cody Hess, Traci Aita, Jeffrey Poth & Christopher Blazic. Jacob Meyer, Kevin Ferra, Lena Fowler & Attorney Joseph Baranko all participated in the Executive Session.

Via Conference Call: Karen Amici

Secretary/Treasurer Report (Christopher Blazic):

- Approved the September 27, 2023 Board Meeting Minutes & the October 26, 2022 Annual Public Board Meeting Minutes.
- Approved the September 2023 financials. The Finance Committee reviewed the September 2023 Financials 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.
- Traci Aita was the winner of the Board of Director election.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Blooming Dreams appealed the Court of Common Pleas ruling in our favor to the Superior Court of PA.
- Dam Remediation- Waiting on cost estimates for the option selected.
- Fall Swale Program- the Engineering work is completed. BMLA is currently waiting on bids. No bids have been received as of this date.
- QHV Situation: The Board has approved the hiring of outside Legal Counsel. Attorney Baranko represents both parties, so John Rodgers was retained as outside counsel. The BMLA Board members presented a set of questions for QHV to answer. QHV has referred the questions to their Legal Counsel. The Attorneys will review the covenants, by-laws and agreements.

Department Reports- Manager Reports (Cody Hess)

- **Restaurant**
- Sales for September finished at \$32K. Total loss for the Restaurant is currently \$8K better than the YTD budgeted loss.
- **Maintenance**
- The pavilion has been repainted.
- Maintenance will replace the old gym carpet with new rubber matting this Winter.
- Maintenance has repainted the Admin. Deck and will take out the remaining rotting portions.
- **Public Safety**
- Speeding continues to be the focus for Roving Patrol.
- Pothole patching and road edge repairs have been completed.

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- The Board is looking into different alternatives to negate speeding within the community.
- **Code Enforcement**
- Code enforcement is currently focusing on untidy properties and leaves in swales.
- **Recreation** – No report this month due to illness.
- **Committee Reports (Highlights):**
- **Advisory (Chris Blazic)**
- The Committee is reviewing the ruling regarding lake rights.
- The Committee is pleased with the efforts of the new Code Enforcement officer.
- The Committee submitted a list of questions to QHV to the BML Board members.
- **Appeals (Blanche Kania)**
- The Committee has several appeals scheduled for tomorrow.
- **Finance (Tina Evans)**
- The Committee reviewed the September 2023 financials and found them to be in order.
- **Public Safety (David Wright)**
- The Committee Facebook Community Watch page has been approved by the Board. So far 236 residents have been approved for the page.
- The Flock license plate scanning cameras are installed and fully operational.
- The Committee has recommended some policy changes.
- **Volunteer Committee (Karen Amici)**
- The Committee is sponsoring the Scarecrow Contest and will be judging the Spooky House decorating contest.
- The Committee will be hosting the Christmas Tree lighting event with Santa on Saturday, December 2nd. Details to follow.
- The Committee has established an annual scholarship for a graduating Senior. The scholarship will be based on Community Service in BML and GPA. The Committee will submit the scholarship documents to Admin for review.

Questions/Comments from Residents:

- An owner asked if BML had any input to the changes occurring at QHV. BML did not have any input.
- An owner commented that dogs are running loose everywhere in the community. The same owner also commented about speeders and stop sign violators.
- An owner asked if QHV will be approving the 2024 budget. The Board has come to an agreement on the framework of the budget and will be reviewing it in the next few weeks. The Board has until 11/30/23 to provide a budget draft to the ownership for a 30 day review period.
- An owner obtained a letter from QHV owners and said they were going to only be doing long term rentals. Is this allowed?
- An owner commented that several buildings have been condemned at QHV. What is being done about them?

FINANCE REPORT OCTOBER 2023 YTD

DUES COLLECTION: 89% OF BILLED. (91% at this time in 2022)

NON-OP INCOME: \$1886K WHICH IS \$466K 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: \$654K WHICH IS \$9.5K 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): \$725K WHICH IS \$25K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$216K	\$5.4K Under Budget
	Clubhouse:	\$91K	\$1.7K Over Budget
	Recreation:	\$41.6K L	\$1.8K L Under Budget
	Maintenance:	\$129.3K	\$3.6K Over Budget
	Security:	\$174.6K	\$2K Over Budget
	Campground:	\$19K I	\$3.9K I Over Budget
	Food & Beverage:	\$16.8K L	\$4.5K L Under Budget
	Road Maintenance:	\$75K	\$16.5K Under Budget

TRANSFER FEE INCOME: \$3K WHICH IS \$200 Under Budget

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

ACTUAL \$536.8K PLAN \$38.2K

CASH IN THE BANK:	
OPERATING FUNDS	\$190,125 (OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$645,190 (LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$338,204 (SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,173,519
	TOTAL OCT 2022 \$1,101,849

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

Capital: \$540,470.74

Short-Term Capital: \$101,119.19

Projected Transfer Fee Income: \$12,725.00

Projected Past Dues Collection: \$4,000.00

Total Capital: \$658,314.93

Pending Completion Projects:

- **Buck Ridge Drive Swale Project: \$55,731.50 (American Asphalt/ARPA)**

Capital Balance: \$602,583.43

Capital Reserves to start 2024: -\$150,000.00

Projected Remaining Capital Balance: \$452,583.00

2023 Completed and Funded Capital Expenses:

- **2022 Swale & Road Program: \$198,841.74 (American Asphalt)**
- **Restaurant Grinder Pump: \$3,400.00 (Extreme Home Services)**
- **Swale Engineering: \$6,768.00 (Pennoni)**
- **Recreation Deck: \$43,750.00 (Joe Silkowski)**
- **Wetslip Dock Wiring: \$17,483.54 (Kennedy Electric)**
- **Refrigerator for Restaurant: \$3,062.85 (American Paper)**
- **Gym Equipment (treadmill/bike): \$3,700.00 (Amazon)**
- **Restaurant Deep Fryer: \$1,443.00 (Nova Equipment)**
- **Guardshack IT wiring: \$565.00 (Brian Johnson)**
- **Tree Removal for Edgerock Culvert Project: \$750.00 (Infinity Tree Service)**
- **Edgerock Culvert Repair: \$42,500.00 (American Asphalt)**
- **New Post for Boat Launch Deck: \$300 (Joe Silkowski)**
- **Avalanche Lane Swale Project: \$84,800.00 (Meadow Landscaping/ARPA)**
- **Autumn Lane Swale Project: \$13,250.00 (Meadow Landscaping/ARPA)**
- **Storm Cleanup: \$8,480.00 (Meadow Landscaping)**
- **License Plate Reader: \$6,050.00 (Flock)**
- **Administration Bathrooms/Grinder Pump: \$17,683.00 (Power Construction)**
- **Pothole & Road Edge Repair: \$61,700.00 (Wanick Construction)**
- **Landscaping Repair Buck Ridge Drive Swale Project \$2,400.00 (Arrecis Landscaping)**
- **Maintenance Shed Roof Repair: \$4,900.00 (All Phaze)**