

Public Meeting Minutes (Wednesday, September 28, 2022 – 6:30pm-7:30pm)

Attendees: David Davis, Traci Aita, Jeffrey Poth, Kevin Ferrra, Cody Hess & Karen Amici.

President's Report (Dave Davis):

- Approved August 31, 2022 Board Meeting Minutes.
- Approved August 2022 Financials.
- 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 stalled and is only 25% completed. The Board is reviewing legal options, including looking at alternate vendors to complete the project. The contract does have deadlines and penalties for non-completion.
- Discussed the 2022 Dam Review Engineering Proposal- DEP timeline remains unchanged. Expecting to hear from the DEP by the end of 2022 regarding the hydro-analysis. The analysis options are engineered but do not have any \$ value to date. This should be completed in the 2023 1st qtr. 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 is fully cooperating 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.
- Emergency Exit- Best option remains the reciprocal easement we have through the Blooming Dreams property. Our engineer is preparing specifications with cost estimates.
- 2023 Board Election- There are 2 open seats for the BML Board. Four candidates have submitted their applications for the 2 opens seats: Chris Blazic, Kenneth Golanoski, Jeffrey Poth and Jean Sowa. Meet the Candidate Night is October 10th at 6:30pm in the Restaurant. Ballots have been mailed to owners in good-standing and must be returned/ post-marked by 10/21/22.
- AQUA Mainline Project- Ronca is 90% finished with Trapper Springs Ln & Circle. Once this is complete they will be moving to Debbie Dr. Ronca has also been given several change orders to put a bid in for swale work.

Department Reports (Highlights):

- **Restaurant**
- Sales are continuing to trend up from last year. The Restaurant showed a \$2.4k profit for August. The Restaurant will be hosting an Oktoberfest October 14th-16th. Details will be in the newsletter and emailed. Fall/Winter menu will be rolling out on October 5th.

- **Maintenance**
- Pothole and Road Edge repair will begin October 11th throughout the development and should be completed by October 31st.
- Maintenance has completed the temporary repair of the steps to the Rec entrance. The entire deck area will hopefully be replaced in 2023.
- John Malloy will be testing for his pool certifications in October.
- **Public Safety**
- Code enforcement is focusing on cars parked on the road and leaf backups in driveway pipes.
- **ACC/Security Code Enforcement (Karen Amici)**
- Karen Amici read the ACC, CEO and Security reports for the month of September.

- **Recreation (Karen Amici)**
- Recreation had a good Summer season. Boat rentals are finished for the season.
- Campground is open until the end of October, so there is still time to use your free week.
- Recreation is selling yard sale permits for the 9/10/22 sale. Cost is \$10.
- There are spots open for Winter Storage for campers or boats. The paperwork is available in Recreation.
- Recreation hired a new Attendant. Welcome Heather.
- Recreation Fall Hours- 9:30am -8:00pm
- Fall Kids Activity will be Kids Bingo. Sign-Up in Recreation.
- Trick or Treat ribbons are available in the Rec Department if you are handing out candy to the Trick or Treaters.
- **Committee Reports (Highlights):**
- **Advisory (Chris Blazic)**
- The Committee discussed several issues- Blooming Dreams zoning change request; lakes rights issues; short-term rentals; proposed Apartment complex on Butler Dr. and appraisal based HOA dues structure.
- Continued to review the covenants. The Committee met with Karen Amici to review questions. A few open items require Solicitor input.
- Commented on boat stickers for Quail Hollow. Karen has provided stickers to the Quail Hollow Office to sell to their members/guests.
- **Appeals (Blanche Kania)**
- No appeals for the month of September. 2 appeals were directly heard by the Board in September.
- **Finance (Brian Griffith on behalf of Kevin Walsh)**
- The Committee reviewed the August 2022 financials and found they were in order.
- The Committee remains concerned with 2022 capital funding as well as funding for 2023.
- The Committee is reviewing the 2022 budget and making recommendations for the 2023 budget. The Committee will present their recommendations to the GM

and Finance Manager. An initial draft of the 2023 budget will be provided to the Committee to assist with their work. Their final recommendations will be presented to the Board.

- **Public Safety (Michael Kloton)**
- The Committee is working on getting the Next Door Community Watch app up and running. More details to follow. The Committee is looking to do a narrowly focused Security Survey to ascertain the climate of the residents regarding security. The Committee believes the current system is both inefficient and ineffective. Please participate in the survey and give honest feedback.
- The cost of a traffic study for an electronic gate system was tabled due to the other significant expenses related to the Dam and insurance.
- **Volunteer Committee (Karen Amici)**
- The Committee indicated if any resident young adults who must do community service can do it through the Volunteer Committee and they will sign-off on the paperwork.
- The Committee is finalizing the plans for the Fall Social on October 8th.
- **Restaurant (Joel Sokol)**
- No report.

Questions/Comments from Residents:

- An owner commented about the lack of notice regarding the Butler Twp hearing notices for short-term rental appeals. The Board will look into communications regarding Butler Twp hearings.
- An owner asked if there are any age restrictions on short-term rentals. The age is 21, but hard to verify. 90% of the QHV under-age party rentals are BML residents/guests. The Board and QHV are working together to resolve this issue.
- An owner commented that he continually sees the same guards from prior companies keep coming back to BML- seems we keep recycling the same old guards.
- An owner asked why there are still cars with yellows stickers in the community. Karen Amici explained and how they are flagged.
- An owner commented that the swale contractor delays are not acceptable. Was a performance bond posted? All contracts of this nature must have completion dates, penalties and performance bonds posted.
- An owner commented about the separation of the insurance between BML and QHV. Both entities have separate insurance and they are not intertwined.
- An owner commented why do residents pay for a boat sticker for their boat. Karen Amici explained the justification- to offset the expenses of the Rec Department.

FINANCE REPORT AUGUST 2022 YTD

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

NON-OP INCOME: \$1106.8K 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: \$588K 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): \$562K WHICH IS \$41.4K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	163.8K	\$2.2K Over Budget
	Clubhouse:	\$82K	\$1.5K Over Budget
	Recreation:	\$30.6K	\$9.6K L Over Budget
	Maintenance:	\$98.4K	\$.1K Over Budget
	Security:	\$136K	\$4.6K Under Budget
	Campground:	\$20.5K	\$6.7K I Over Budget
	Food & Beverage:	\$14.8K L	\$16.4K L Under Budget
	Road Maintenance:	\$83K	\$27.4K Under Budget

TRANSFER FEE INCOME: \$3K WHICH IS \$1.75K UNDER BUDGET

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

ACTUAL - \$ 15.5K PLAN \$9.2K

CASH IN THE BANK:		
OPERATING FUNDS	\$341,906	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$459,680	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$420,388	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,221,974	TOTAL AUG 2021 \$1,304,143

Beech Mountain Lakes Association
Monthly Capital Account Breakdown
September 2022

Capital: \$354,558.24
Short-Term Capital: \$105,122.67
Projected Transfer Fee Income: \$9,000.00
Projected Past Dues Collection: \$1,120.00

Total Capital: \$469,800.91

Pending Completion Projects:

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

Capital Balance: (\$469,800.91 - \$220,000 - \$5,000) = \$244,800.91
Capital Reserves to start 2023: -\$150,000

Projected Remaining Capital Balance: \$94,800.91

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 (Lowes)
Light Pole Painting: \$4,875 (Frank Luddy Painting LLC)
Boat Launch Dock: \$7,800 (Joe Silkowski Contractor)
Swale/Road Engineering: \$14,404 (Pennonni)
Main Entrance Grinder Pump: \$2,850 (Joe Silkowski)

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