

Public Meeting Minutes (Wednesday, August 31, 2022 – 6:30pm-7:30pm)

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

President's Report (Dave Davis):

- Approved Jul 27, 2022 Board Meeting Minutes.
- Approved Jun 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 underway and behind schedule due to American Asphalt staffing issues. Ronca has started the AQUA mainline work on Trapper Springs Ln & Circle.
- Discussed the 2022 Dam Review Engineering Proposal- DEP timeline remains unchanged. On target to submit plans to DEP in September 2022. This project will be a significant expense to the Association. The Association is looking into grants, loans and special assessments to potentially cover the cost, which is unknown at the present moment. The cost could be between 3-4 million dollars. BML is cooperating with the DEP.
- Discussed the Significant Increase in Insurance Coverage. The Association received 7 RPF submissions and will begin reviewing them.
- BML representatives and the Engineer reviewed the emergency exit. Some of the issues: bridge, culverts, wetlands. The Engineer will present his findings to the Board.
- 2023 Board Election. There are 2 open seats for the BML Board. 9/21/22 is the deadline to submit applications.

Department Reports (Highlights):

- **Restaurant**
- Sales are continuing to trend up from last year. The Restaurant showed a \$9k profit for July which is the best performance ever. August should show a small profit.
- **Maintenance**
- Maintenance Department is completing the Restaurant entrance steps and will now replace the Recreation entrance steps.
- Maintenance installed a temporary fence at the beach entrance to keep the geese off the beach at night. The fence seems to be working.
- **Public Safety**
- Due to issues on the beach, Roving Patrol continues to patrol the beach and clubhouse area on the weekends.
- A sticker sting was conducted in August for expired stickers.
- **ACC/Security Code Enforcement (Karen Amici)**
- Karen Amici read the ACC, CEO and Security reports for the month of August.

- **Recreation (Karen Amici)**
- The snack shack closed for the season on Labor Day. Boat rentals will continue for the first two weekends in September, depending on staffing.
- August Kids Craft had a great turnout. The September craft will be making Dream Catchers.
- Recreation is selling yard sale permits for the 9/10/22 sale. Cost is \$10.
- Residents still have time to use their free campground week for the year. The campground is open until the end of October.
- Recreation hired a new Attendant. Welcome Cathy.
- Recreation wishes all of their Summer help a great school year.
- **Committee Reports (Highlights):**
- **Advisory (Chris Blazic)**
- The Committee has been working on modifying the Pet Policy regarding service animals. The Committee has forwarded it to the Board for review.
- Continued to review the covenants. The Committee will gather questions and will meet with Karen Amici in September to review.
- 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 August.
- **Finance (Brian Griffith on behalf of Kevin Walsh)**
- The Committee praised the Restaurant for the \$9K profit in July. The Committee did request supporting documentation to verify the numbers.
- 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. Their final recommendations will be presented to the Board.
- **Public Safety (Michael Kloton)**
- The Committee met with the Board to review their proposal for the Community Safety Watch program. The Board has approved the proposal and the Committee will begin the implementation. Wendy Boyer gave an overview to the attendees.
- **Volunteer Committee (Blanche Kania)**
- 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 as the Committee did not meet.

Questions/Comments from Residents:

- An owner commented that the pothole situation is dire, especially on Snow Valley Dr. The GM responded that 5 RFPs were requested and only 1 bid was submitted. The Board is reviewing the proposal.
- An owner commented that the Guard Shack is the first impression in the community and it looks deplorable. Simple maintenance could be done to improve the appearance.
- An owner commented that the broken umbrella has been in the courtyard all Summer and why has maintenance not removed it?
- An owner asked if residents should be hanging out at the Guard Shack for hours on end. The GM indicated NO and he will address it.
- An owner commented that the swale contractor delays are not acceptable and if our contract had a completion date and liquidated damages clause. All contracts of this nature in the future will have these clauses.
- An owner commented that the short-term rentals at QHV are still occurring. QHV appealed the ruling- hearing is in December. They are permitted to continue pending appeal.
- An owner commented when is Bldg 14 at QHV going to be torn down as it was condemned a year ago. They were not required to tear it down. 2 of the 4 units need repair.
- An owner commented that the deck entering the Recreation entrance is dangerous and in need of repair. The maintenance dept. is going to begin work on this area in the next week.

FINANCE REPORT JULY 2022 YTD

DUES COLLECTION: 91% OF BILLED. (89% at this time in 2021)

NON-OP INCOME: \$991.3K WHICH IS \$30K 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: \$533K WHICH IS \$94.6K 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): \$499.1K WHICH IS \$30K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	143.5K	\$0.5K Over Budget
	Clubhouse:	\$72K	\$1.4K Over Budget
	Recreation:	\$23.6K	\$9.6K L Over Budget
	Maintenance:	\$87.9K	\$4.2K Over Budget
	Security:	\$119K	\$1.5K Under Budget
	Campground:	\$20.3K I	\$7.1K I Over Budget
	Food & Beverage:	\$17.1K L	\$13.5K L Under Budget
	Road Maintenance:	\$56K	\$23.7K Under Budget

TRANSFER FEE INCOME: \$6.6K WHICH IS \$1.8K OVER BUDGET

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

ACTUAL - \$ 16K PLAN \$22.6K

CASH IN THE BANK:		
OPERATING FUNDS	\$422,251	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$448,521	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$427,662	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,298,434	TOTAL JULY 2021 \$1,370,559

