

08/30/2023

BMLA Board of Directors

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

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

Secretary/Treasurer Report (Christopher Blazic):

- Approved the July 26,2023 Board Meeting Minutes.
- Approved the July 2023 financials. The Finance Committee reviewed the July 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.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed. Next hearing is 9/11/23.
- Dam Remediation- The Board met with Peters Consultants, Inc. regarding the options for the dam. They concur that the only viable option is to allow overtopping. They will draft and submit our response to the DEP by 9/4/23.
- Fall Swale Program- the Engineering work is completed. BMLA is currently waiting on bids.

Department Reports- Manager Reports (Cody Hess)

- **Restaurant**
- Sales for July finished at \$44.5K. Total loss for the Restaurant is currently \$10.2K better than the YTD budgeted loss.
- **Maintenance**
- The new archery range is now completed.
- The wet slip dock area fence is now pressure washed and will be stained and sealed.
- Maintenance plans to paint new lines and install new rims on the outdoor basketball court.
- The pavilion will be repainted in September.
- **Public Safety**
- Speeding continues to be the focus for Roving Patrol.
- Swale work has been completed on Avalanche Ln and is now beginning on Buck Ridge Dr.
- Pothole patching and road edge repairs have been received and the Board is deciding on what contractor to award the bid to.
- **Code Enforcement**
- BMLA has hired a new CEO. His name is Ed and he will be starting August 31st.
- **Recreation**
- Recreation has hosted 3 successful Adult Game Nights. Rec will resume them in October.

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- You must have a 2023 membership card to use the amenities.
- The Summer season is wrapping up. Boat rentals and the Snack Shack will close on Labor Day.
- BML resident children are returning to school for the most part on September 5th. Some of them have already started. Have a great 2023/2024 school year? Reminder to the residents- fines are doubled during school bus hours. Use caution while around school bus stops.
- Recreation will begin selling ice cream at half price starting September 5th.
- Kids Craft Nights will be resuming in the Fall.
- **Committee Reports (Highlights):**
- **Advisory (Dave Wright)**
- The Committee met 2x in August and presented their minutes to the Board for review.
- The Committee submitted 3 updated policies to the Board for approval.
- The Committee is looking for stricter enforcement of Code Enforcement policies. A new CEO is starting 8/31/23.
- **Appeals (Karen Amici)**
- The Committee is on hiatus until September.
- **Finance (Tina Evans)**
- The Committee reviewed the July 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 222 residents have been approved for the page.
- The Flock license plate scanning cameras have been installed. Electrical work needs to be completed before they are operational. Once they are operational, Administration will be trained on how to use the system.
- **Volunteer Committee (Karen Amici)**
- The Committee is on hiatus until September. Their meeting will be 9/7 at 5:30pm in the Community room.
- The Committee is looking for volunteers for service hours to assist the Committee.
- The Committee has established an annual scholarship for a graduating Senior. The scholarship will be based on Community Service in BML and GPA. This Scholarship will be named in honor of one of the most dedicated Volunteers in BML history- The Arlene Costello Memorial Scholarship. Details will be released in September.
- **Sportsman's Club – No Report**

Questions/Comments from Residents:

- An owner commented on a downed tree in the green space on White Cap Lane.
- An owner commented on the unsightly appearance of the boat trailers on the Debbie Dr. lot. There are also large mulch and stone piles on the lot as well.

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- An owner commented that perhaps tall arborvitae can be planted to hide what is behind them.
- An owner commented when the hot tub will be replaced. There is no plan for the immediate future to replace it- too cost prohibitive.
- An owner indicated that he will fix the cracks in the tennis court if the Association provides the materials.
- An owner commented that there are out-of-inspection vehicles parked at the QHV laundromat in addition to appliances.

FINANCE REPORT JULY 2023 YTD

DUES COLLECTION: 88% OF BILLED.	(91% at this time in 2022)
NON-OP INCOME: \$1525.K WHICH IS \$509K 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: \$514K WHICH IS \$8.1K 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): \$500.7K WHICH IS \$23.2K UNDER BUDGET			
		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$153.8K	\$1.4K Under Budget
	Clubhouse:	\$66.6K	\$1.2K Over Budget
	Recreation:	\$19.1K L	\$1.1K L Under Budget
	Maintenance:	\$84.5K	\$1.1K Under Budget
	Security:	\$119.2K	\$547 Under Budget
	Campground:	\$22.3K I	\$3.5K I Over Budget
	Food & Beverage:	\$6.3K L	\$10.3K L Under Budget
	Road Maintenance:	\$74K	\$6.5K Under Budget

TRANSFER FEE INCOME: \$6.45K WHICH IS \$2.95K OVER BUDGET

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

ACTUAL \$529.4K PLAN -\$9.2K

CASH IN THE BANK:	
OPERATING FUNDS	\$409,886 (OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$805,923 (LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$355,478 (SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,571,287
	TOTAL JULY2022 \$1,298,434

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

Capital: \$623,005.90

Short-Term Capital: \$118,787.56

Projected Transfer Fee Income: \$15,275.00

Projected Past Dues Collection: \$4,000.00

Total Capital: \$761,068.46

Pending Completion Projects:

- **Buck Ridge Drive Swale Project: \$55,731.50 (American Asphalt/ARPA)**
- **License Plate Reader: \$6,050.00 (Flock)**

Capital Balance: \$699,286.96

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

Projected Remaining Capital Balance: \$549,286.96

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)**