

5/29/2024

BMLA Board of Directors

Public Meeting Minutes (Wednesday, May 29, 2024- 6:30pm-7:30pm)

Attendees: Traci Aita, Jeffrey Poth, Chris Blazic & Karen Amici

Participated Executive Session Only: Lena Fowler, Kevin Ferra, Jacob Meyer & Atty James Brando

Secretary/Treasurer Report (Christopher Blazic):

- Approved the April 24, 2024 Board Meeting Minutes.
- Reviewed the April 2024 Financials. The financials from December 2023 and forward cannot be approved until the 2023 audit is completed. The Finance Committee reviewed the April 2024 financials and found them to be in order.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer-Oral argument for the PA Superior Ct case was held 5/21/24. No ETA for the Court's decision.
- Dam Remediation- Estimated cost for the dam remediation is \$4.2 million dollars including Engineering costs. BMLA is going to pursue every available grant and other funding options to fund the project. BMLA met with state representatives and Butler Township Supervisors on May 2, 2024 to gain support for the project. BMLA is hoping to fully fund the project with grants, however, if not fully funded, the owners will be required to contribute the difference.
- **Department Reports- Manager Reports (Karen Amici)**
Skipped This Month Due To Dam Remediation Presentation
- **Dam Remediation Presentation:** Karen Amici presented to the Ownership an overview of the Dam Remediation Project. Dennis Peters, Engineer of Peters Consultants, Inc. was available to answer questions regarding the project. Peters Consultants, Inc. is the Engineering Firm for this extensive project. Karen Amici will be working with the Firm in meeting Grant Application deadlines. Anyone wishing to have a copy of the Presentation can request one by emailing: Administration@bmla.us.
- **Committee Reports (Highlights):**
- **Advisory (John Woodring)**
- The Committee thanks Admin for posting the Hot Topics for the month.
- The Committee inquired about illegal short term rentals. 2 owners have been referred to Legal Counsel and lawsuits will commence.
- The Committee is requesting the updated bulk pickup list. Brian from Casella will provide the updated list and it will be published.
- **Appeals (Blanche Kania)**
- The Committee heard 6 appeals in April, 6 appeals in May and have 3 scheduled for June. The Committee is looking for 2 additional members. A Constant Contact will be sent out regarding new members.

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- **Finance (Karen Amici)**
- The Committee reviewed the April 2024 Pre-Audit Financials and found them to be in order.
- **Public Safety (Dave Wright)**
- The Committee will be stocking the guard shack with dog food, towels, bowls, etc. for stray dog support. The GM will purchase a new dog crate as the current one is rusted.
- The Committee met with the GM and with St. Mortiz Management on 5/7/24.
- The Committee is assisting the GM with securing the clubhouse and modernizing access options.
- The GM has purchased the requested signage. It will be installed in the next few weeks.
- **Volunteer Committee (Blanche Kania)**
- The Committee is hosting the Strawberry Social on Saturday, June 1st in the Pavilion from 1pm to 3pm to benefit the Arlene Costello Memorial Scholarship.

Questions/Comments from Residents:

- An owner asked if QHV will be assessed for the dam. Yes QHV will also be assessed.
- An owner commented that Roving Patrol is requesting ID from people they are pulling over. The GM will review the procedures with Security.
- An owner commented about the QHV truck still being driven on BML roads.

Beech Mountain Lakes Association
Monthly Capital Account Breakdown
June 2024

Capital: \$ 462,607.29

Short-Term Capital: \$61,332.78

Projected Transfer Fee Income: \$24,000.00

Projected Past Dues Collection: \$7,500.00

Dock Roll To Capital Income: \$16,751.00

Total Capital: \$572,191.07

Pending Completion Projects:

- **Joseph Silkowski Dock Repair: Balance \$980 (\$4480)**
- **Joseph Silkowski Deck Bar Replacement: Balance \$2400 (\$6900)**
- **2024 Swale Project- \$153009.00 + 10784.00 Change Order (1)**

Capital Balance: \$405018.07

Capital Reserves to start 2025: -\$150,000.00

Projected Remaining Capital Balance: \$255,018.07

2024 Completed and Funded Capital Expenses:

- **American Paper-Restaurant Equipment (bar cooler, panini press): \$3,522.05**
- **American Paper-Restaurant Equipment (sandwich cooler): \$2089.67**
- **Mayo Striping: \$5336.50**
- **ABDI Citation Automation Software: \$5840.00**

**FINANCE REPORT MAY 2024 YTD
PRE-AUDIT**

DUES COLLECTION:91% OF BILLED.	(86% at this time in 2023)
NON-OP INCOME: \$890K WHICH IS \$99.4K OVER BUDGET	
<p>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.</p>	
NOTE - Collections Income is not included in this number.	

NON-OP EXPENSE: \$465.5K WHICH IS \$13,8K OVER BUDGET	
<p>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.</p>	
NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.	

NET DEPARTMENTAL EXPENSE/(INCOME): \$420.7K WHICH IS \$20.6K OVER BUDGET			
		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$108.4K	\$14.7K Under Budget
	Clubhouse:	\$63K	\$6.6K Over Budget
	Recreation:	\$4.7K I	\$5.7K I Over Budget
	Maintenance:	\$77K	\$6.9K Over Budget
	Security:	\$90.4K	\$8.3K Over Budget
	Campground:	\$17.8K	\$5.7K I Under Budget
	Food & Beverage:	\$38.7 L	\$13.7K L Over Budget
	Road Maintenance:	\$65.8K	\$201 Under Budget

TRANSFER FEE INCOME: \$4.35KWHICH IS \$850 Over Budget

THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:	
ACTUAL	\$13.8K
PLAN	- \$47K

CASH IN THE BANK:	
OPERATING FUNDS	\$615,035 (OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$523,940 (LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$341,830 (SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,480,805
	TOTAL MAY 2023 \$1,301,353