

3/27/2024

BMLA Board of Directors

Public Meeting Minutes (Wednesday, March 27, 2024- 6:30pm-7:30pm)

Attendees: Cody Hess, Traci Alta, 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 February 28, 2024 Executive Board Meeting Minutes.
- Reviewed the February 2024 Financials. The financials from December 2023 and forward cannot be approved until the 2023 audit is completed. The Finance Committee reviewed the February 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- Date for oral argument in the PA Superior Court is May 21, 2024.
- Dam Remediation- Estimated cost for the dam remediation is \$3.9 million dollars. BMLA is going to pursue every available grant to fund the project. BMLA will be meeting with state representatives 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.
- Board member Chris Blazic walked the Emergency Road and found it to be in very good condition. There are a few rough spots that are easily avoidable.
- **Department Reports- Manager Reports (Cody Hess)**
- **Restaurant**
- February's net loss was \$4K which is \$2.7K less than budgeted. Sales for March are trending above the budgeted amount.
- **Maintenance**
- Maintenance is in the process of replacing the kayak dry storage racks over the next couple of months.
- Maintenance will open the campground and wet slips in April, weather permitting. The boat trailer storage area has been moved from the Debbie Dr. lot to the old archery range.
- **Public Safety**
- Cars running the gate are currently the main focus for Security.
- Extra guards are being added to patrol the main entrance and BTPD are being called for trespassing when cars are not stopping for passes.
- Roving patrol is focusing on stop sign violations.
- **Code Enforcement**
- Code enforcement is currently focusing on abandoned vehicles and untidy properties.
- A friendly reminder that 2023 vehicle stickers have expired and code enforcement will begin to issue citations for any violations.

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- **Recreation (Karen Amici)**
- The Rec Department held the Easter Egg Hunt on Sunday, March 24th. Over 50 BMLA kids/grandkids participated and had pictures taken with the Easter Bunny.
- 2023 membership cards will no longer be accepted after 2/15/24. You must have a 2024 membership card to use the amenities after 2/15/24.
- Reminder- the wet slip payments are due by March 31st.
- Recreation is completing the Interviews this week for the Recreation Attendant job posting.
- 2024 boat stickers are available for sale in the Rec Department. Cost is \$25 per sticker.
- The April Kids craft activity is scheduled for Saturday, April 27th. The Adult Craft is scheduled for Thursday, April 25th. Contact Recreation to sign-up your children.
- **ACC (Karen Amici)**
- Karen reported on the activity of the ACC, CEO and Security for the month of March.
- **Committee Reports (Highlights):**
- **Advisory (John Woodring)**
- The Committee is going to continue to publish the monthly Hot Topics.
- The Committee referred two policy changes to the Board.
- The Committee inquired about parking at the gate exit lot. Parking by residents is not permitted in this lot.
- **Appeals (Blanche Kania)**
- The Committee heard 2 appeals in March, have 6 scheduled for April and 2 scheduled for May. The Board has instituted a change effective 4/1/24 if you appeal a citation, you must pay the fine first prior to the appeal being filed. The Committee indicated that appeals are going 50%-50% denied or upheld.
- **Finance (Karen Amici)**
- The Committee reviewed the February 2024 Pre-Audit Financials and found them to be in order. The Committee added 2 new members who were seated in March.
- **Public Safety (Dave Wright)**
- Facebook Community Watch page has over 200 members.
- The Committee reviewed signage in the development and submitted their recommendations to the Board and GM.
- The Committee wants to assist the new Security Company in any way possible. The Committee plans to meet with St. Mortiz Management in the future.
- **Volunteer Committee (Blanche Kania)**
- The Committee will be collecting discarded Easter plants to replant around the clubhouse.

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- There will be an informational meeting regarding the Arlene Costello Memorial Scholarship on April 27th at 1pm in the Community Room for parents/grandparents.

Questions/Comments from Residents:

- An owner suggested fencing in the spillway area and putting up security cameras.
- An owner asked about the history of the property across the lake. Karen Amici explained the history.
- An owner expressed concern about water run-off around his property. The GM will look into it.
- An owner commented about the recent home fires. Perhaps the Red Cross or VRFD could hand out smoke detectors to the residents?
- An owner inquired about the status of QHV. BML is still waiting on answers from Outside Counsel. Karen Amici also explained the process of obtaining a 'guest' pass for amenity usage.
- An owner complained that vehicles are parking directly in front of stop signs at bus stops which causes a safety hazard. A cc will be sent out regarding parking 15' away from a stop sign. Signs will be ordered.
- An owner asked if BML will be getting a hot tub. There are no plans to get a hot tub, as the commercial cost for one exceeds \$100,000.00.
- An owner asked why the media was allowed in for the Polar Plunge. This event showcased the beauty of BML so the media was granted access.

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

DUES COLLECTION:89% OF BILLED.	(83% at this time in 2023)
NON-OP INCOME: \$603K WHICH IS \$136K 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: \$348.4K WHICH IS \$9.5K 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): \$283.6K WHICH IS \$30.2K OVER BUDGET			
INCLUDES:		Y.T.D.	Y.T.D TO BUDGET
	Administration:	\$68.7K	\$1K Under Budget
	Clubhouse:	\$40.4K	\$5K Over Budget
	Recreation:	\$12.5K I	\$4.8K I Over Budget
	Maintenance:	\$38.2K	\$4K Over Budget
	Security:	\$58K	\$8.7K Over Budget
	Campground:	\$555 L	\$12.5K L Over Budget
	Food & Beverage:	\$24.6K L	\$6K L Over Budget
	Road Maintenance:	\$65.8K	\$201 Under Budget

TRANSFER FEE INCOME: \$3000 WHICH IS \$500 Under Budget
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THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:
ACTUAL -\$25.2K PLAN - \$118K

CASH IN THE BANK:	
OPERATING FUNDS	\$765,414 (OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$553,119 (LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$381,832 (SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,700,365
	TOTAL MAR 2023 \$1,437,819

**Beech Mountain Lakes Association
Monthly Capital Account Breakdown
April 2024**

Capital: \$465,166.62

Short-Term Capital: \$87,953.19

Projected Transfer Fee Income: \$30,000.00

Projected Past Dues Collection: \$12,500.00

Total Capital: \$595,619.81

Pending Completion Projects:

- **ABDI Traffic Logic CMS Citation Software: \$5840.00**

Capital Balance: \$589,779.81

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

Projected Remaining Capital Balance: \$439,779.81

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**