



BEAR CREEK LAKES CIVIC ASSOCIATION

57 Pool Drive, Jim Thorpe, Pennsylvania 18229
(570) 325-3334

Board of Director's Meeting: September 16, 2017

ATTENDEES

Present: Gary Benedick, Rich Berger, Colleen Bradley, Tom Larney, Bill Malone, Kevin McGrath, Roger Stewart, Margo Schaefer, Ken Levitz, Mark Donski, Bill Gullone, Madeline Legenza, TJ McKeon

Absent: Charles Sgrillo, Neil Mullen

Visitors: Harry Fetterman, 85 Indian Trail, Edie Boyer, 81 BCL Drive, Robert Marsh 509 BCL Drive, Janet Hermann, 517 BCL Drive

President Levitz called the meeting to order at 9:02 AM and noted that a quorum of the board is present

PREVIOUS MEETING MINUTES APPROVAL

- **Review and approved with changes of minutes:**
 - **MOTION:17, 09-16-01: McGrath** moved to accept the 9/2/2017 Reorganization minutes
Seconded by Stewart. Motion carried.
 - **Motion:17, 09-16-02:** McGrath moved to accept the Minutes of August 19, 2017 as edited.
 - Seconded by Malone, Motion Carried
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TREASURER REPORT

- Berger distributed the Treasurer's Report, Rich thanked Todd Wagner for all of his help with the transition

>> Profit and Loss:

- Dues revenue of \$56,143 and total revenues of \$59,119
- Net Income of \$26,381 vs (\$10,549) in prior year
- YTD Net income of \$328,320 and Net Income (Operating) of \$18,647

- **Balance sheet:**

- Cash Balance of \$1,102,286 as of August 31, 2017

- **Cash Balances comprised of:**

- operating 146,801

○ road	492,027
○ capital reserves & improvement	392,024
○ construction escrow	12,509

Accounts Receivables (gross) Down approx. 18,096
from prior mo. (\$12468 at 8/31 vs \$30564 at 7/30)
Capital Expenditures and other funds: NONE

- **Review and Approval of the above Treasurer's Report for August 2017:**
 - **MOTION:17, 09-16-03:** Mallone moved to accept the Treasurer's Report.
 - Seconded by Stewart. Motion carried.

VISITORS REMARKS

- *Harry Fetterman- Discussed a drainage issue on his lot and thanked Ken Levitz for assisting him with the issue*
- *Edie Boyer asked to make a motion that the board officially adopt "Frisky" as the logo for the association and that it be on everything including the website. Attorney Nanovic explained that the motion was out of order at a board meeting. President Levitz assured Edie that we would look into the matter and report back.*
- *Robert Marsh and Janet Hermann spoke against the proposal for lake access on the west end of the lake. Robert stated that he was interested in possibly purchasing the lot in question. Ken responded that if he is interested he should submit a written offer and the board could then take it under consideration*

COMMITTEE REPORTS

>> Attorney:

- Tom Nanovick - No Report.

>> Lake/Dam:

- Gary Benedick- Reported that the lake treatment was completed
- Dam Inspection completed, no issues found
- Fish stocking will be done in October, Walleye and Catfish

>> Finance:

- Berger reviewed the role of the committee and called for volunteers
- Reported that he will complete investment policy
- Discussed our roads and that they represent our largest capital issue, Tom Larney pointed out that one mile of road costs \$147,000 to repair and repave.

>> Special Projects:

- Kevin McGrath pointed out that this committee will have to take on the job of updating the Declaration/Covenant of the association. This is the second step in updating our governing documents as the Bylaws have been updated. Discussion ensued on this topic.

>> Life Guards:

- Colleen Bradley reported that it was a good year and she is evaluating all guards to see who will be eligible for rehire for next season. The guards were surveyed and reported that it was a positive year.

>> Permits:

- Berger will work with Domski on the hand-off, Pat Ayers will also assist. There are two permits pending.

>> Maintenance:

- Bill Gullone/Ken Levitz - Reported that the Stewart Hall Steps were replaced
- Maintenance is getting ready for pool closure
- Rich Berger noted a potential issue with the North Beach Merry Go Round, maintenance will check.

>> Roads:

- Tom Larney - Reported PP&L was doing some right of way maintenance and he asked for some trees to be removed and the crew took care of the issue.
- Paving will be completed by the end of September
- There is also an issue at the mailboxes at Larch & BCL Drive, they are leaning, Post Master will notify owners. Mail carrier reported to Tom that there are 16 open mailboxes in the cluster box at Midway.
- Kevin had asked Tom to look into the feasibility of using salt brine on the roads for deicing, Tom investigated and does not think it is feasible.

>> Human Resources:

- Ken Levitz - Noted that staff raises have gone into effect

>> Environmental:

- Ken Levitz - Turbine issue is still in litigation. Pipeline issue is a long way off.
- Rodger noted that he is attending the township meetings regarding the park on 903 and will keep the board posted.

>> Recreation:

- Madeline Legenza - Reported that she is getting her committee together and they are meeting next week. All members are encouraged to join her committee
- Bill Malone - Suggested that we have two co chairs for this committee due to the work load
- Madeline reported that they are organizing a Halloween party for the children

>> Safety & Security:

- Bill Malone - Reported that there were two hearings, one upheld and one dismissed.
- Margo reminded all that the parking fine was revised to \$25.00.
- There was an incident of vehicle vandalism on Bear Creek Lake Drive
- Bill suggested that member phone numbers should be available to staff after hours, Margo will investigate.
- A question was raised about a trailer on blocks near south beach, Jack will check into this.
- Bill asked for more members to the security and or crime watch committees and reminded everyone that Security meets in the morning on the second Saturday of each month.

>> Membership:

- Kevin McGrath - Reported that the association received a default judgement in the bankruptcy matter.

>> Rules:

- Rich Berger/Margo Schaefer - Board members will be contacted by Margo to write up any policies and procedures that may be required under the new bylaws.
- Margo will work with LRP on completion of Maintenance Manuals

>> Pool:

- Neil Mullen -Not here
- Bill M reminded that the gate needs to be repaired and asked about pending fence replacement. None of the present board members had any info on that issue. Ken/Bill G will follow up on gate issue.

r> Comp. Tech./Communication:

- Margo Schaefer - Reported that she has purchased the new speakerphone for board meetings.

>> Landscaping/Stewart Hall:

- Charles- not present
- Mark offered to rebuild the horseshoe pits. He will get more information and discuss with the board
- Charles presented email list of concerns for the hall, Ken, Bill G and Rich will review with Mark
- Barb Skiffington asked about accepting rental checks from non members. Discussion ensued, no action taken. Checks will continue to be accepted.
- **MOTION:17, 09-16-04:** Rich Berger moved that the Stewart HALL Rental Form, be updated to clearly state that the hall may not be used for any commercial activity. McGrath Second, Motion Carried
- There was a discussion about upcoming events

>> Long Range Planning:

- Rodger Stewart - Reported that he had investigated the lake access point and spoken with concerned nearby owners. Discussion ensued about possible uses of all BCLCA owned lots Berger confirmed that as per our minutes the board has not approved any specific plan for the lot in question. The board agreed that LRP should conduct a review of all of the BCLCA owned lots and report back so that the board can take an overall look at these lots and possible future uses. Discussion ensued on how to maintain lake access for all members as our association continues to grow.
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OLD BUSINESS

- None.

NEW BUSINESS

- Ken asked all chairs to submit agenda discussion or action items to the office one week prior to our meetings.
- Kevin asked all members to sign the code of ethics for this term
- Rich asked if we will have a spring membership meeting. This will be discussed in October.

ADJORNMENT

- Adjournment 10:21 AM
 - **MOTION:17, 09-16-05:** Kevin McGrath moved to adjourn at 11:31 AM
Seconded by Rodger Stewart, all in favor. Motion carried.
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Respectfully submitted, Kevin McGrath, Corporate Secretary