



## BEAR CREEK LAKES CIVIC ASSOCIATION

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

### Board of Directors Meeting – May 18, 2019

**Attendees:** Ken Levitz, Todd Laudenschlager, Margo Schaefer, Gary Benedick, Tom Larney, Madeline Ligenza, Neil Mullen, Bill Gullone, Ray Bradley, Rand Asher, Roger Stewart, Ed Miller, Tom Nanovic

**Call-In:** Kevin McGrath, TJ McKeon

**Absent:** Steve Sosnowski

**Visitors:** Bob Skiffington - White Oak Drive; Maryann Kessler – Midway Drive; Denise Booker – BCL Drive; Al Fanelli - Honeysuckle

**President Ken Levitz:** Roll call, has a quorum, and called the meeting to order at 9:05AM.

### PREVIOUS MEETING MINUTES

- **Reviewed and approved April 2019 minutes:**
  - **MOTION: 19, 05-18-01:** Miller made motion to approve. Seconded by Mullen. All in favor. Motion carried.

### TREASURER REPORT

- Kevin reported the year-end audit was completed with no changes or recommendations.
  - **MOTION: 19, 05-18-02:** McGrath proposed formally accepting the audit and publishing it on the Members Only web page and including it with Resale Certificates. Seconded by Miller. All in favor. Motion carried.
- Kevin discussed the Treasurer's report for April. We have a \$1.6 million balance. Need direction on the reserve fund. Was waiting until we formally heard about the dam.

### Balance Sheet

Cash Balance of \$1,653,709 as of April 30, 2019 comprised of:

Operating Funds	\$ 497,641
Capital Reserves & Improvement	1,114,705
Construction Escrow	40,025

### Capital Expenditures during April 2019

None

- **MOTION: 19, 05-18-03:** Schaefer moved to accept the Treasurer's report. Seconded by Miller. All in favor. Motion carried.

### VISITORS COMMUNICATIONS

- Maryann Kessler – Midway Drive: Last year she had asked that a dedication plaque be attached to a bench. Ken reported the bench is ready and Maryann should decide what type plaque she would like.
- Maryann Kessler – Midway Drive: Her grandkids are restricted from having their babies in the pool if they are wearing diapers/swimmies. People who live at the lake can go into the lake with no problem. She submitted a letter which Ken asked be attached to the minutes of this meeting.

- Denise Booker – BCL Drive: She agreed with what Maryann discussed, however, someone else might not be as responsible as Maryann's family is. She was also concerned with lights/parking/bathrooms at the proposed pavilion at the beach. Roger has the plans and will meet with Denise after the meeting to discuss this.
- Bob Skiffington – White Oak Drive: Bob was concerned with the swale that was dug near his property 8 years ago and what was the status of the overflow of water when it rains. Can the swale be filled back in? Should he go to PPL? Ken replied that he and Tom L will discuss the situation with him.

### **OTHER OFFICERS REPORTS & ATTORNEY COMMENTS**

- Officers -- Nothing to report.
- Attorney – No comments.

### **COMMITTEE ACTION ITEMS**

- Revised Employee Compensation Policy and Revised Employee Manual for Full-Time Employees – Margo finalized the revisions. She is working on the Part-Time and Seasonal Manuals. Tom N will review and report in June.
  - **MOTION: 19, 05-18-04:** Bradley made motion to accept the policy. Seconded by Stewart. All in favor. Motion carried.
- Proposed North Beach Pavilion (N-1) and North Beach Boat Racks (N-5) – Roger is still waiting for the contractor to get back with him. He updated the drawing and will put it out to 3 contractors for bids.
- Behrens Road Safety Crossings (R-5) – Butch Reiner said as long as PFT can approve in advance for a crossing and BCL will pay for it, it is a go. Roger not satisfied with this spot. Bill will discuss with Butch that since this is a Township Road, we are relying on the Roadmaster's approval on what we are installing to protect us from any liability. Next month, Roger will discuss some additional potential measures to improve safety.
  - **MOTION: 19, 05-18-05:** Schaefer proposed painting the crosswalk at Behrens and Indian Trail Roads and adding signage "slow pedestrian crossing". Seconded by Mullen. All in favor. Motion carried.

### **UNFINISHED BUSINESS**

- Speed Ramp Research (R-4) – Tom L stated the signs are with Maintenance. He will talk to Jim about mounting the signs. Bob Skiffington will take off info, as part of LRP, next week.
- Hotspot Access (H-3) – TJ met with Blue Ridge. Tested router and modem. Once all good will create password. Security system hardwired in system and router to cable modem. He will post Wi-Fi password at pool. He will limit what sites people can access and turn off video streaming capability.
- Tree Permit Application Process – Ken's sub-committee is looking at this. Hold for another month.
- Declaration Rewrite Process – Kevin had a productive committee meeting. The draft from the Attorney will be in Kevin's hands next week and then he will have a follow-up committee meeting.
- Revised Sexual Abuse/Crisis Management Policy – Kevin said draft was unacceptable to us and we are waiting for the insurance company.

- Employee Conduct Standards and Training – Rand will conduct two separate sessions for lifeguards and office personnel.
- Potential Aluminum Can Recycling Partners – Madeline working with Shawn Beerman, Boy Scout Leader of Troop 555. Will contact Walnutport and Allentown. Might go to other organizations. Will update next month.
- Meet and Greet with Board Candidates – Originally date was August 10 at 6PM at Stewart Hall. Date changed to August 17 at 6PM with light refreshments. Kevin suggested starting to advertise it now. Margo is the Nominating Committee. Candidates need to let Margo or office know by July 7 or 8. TJ will get info from Margo and will send out specific communication.

### **EXECUTIVE SESSION**

- **MOTION: 19, 05-18-06:** Miller made motion to go into Executive Session at 10:05AM.  
Seconded by Ligenza.
- **MOTION: 19, 05-18-07:** Levitz made motion to exit Executive Session at 11:09AM.  
Seconded by Schaefer.

### **STANDING COMMITTEE REPORTS**

- Lake/Dam – Gary reported drain at boat launch not in yet. Waiting to hear from Benesch regarding spillway. Board members should report any potential issues with boat rack storage or rules violations to Margo.
- Finance – Kevin had nothing further to report.
- Special Projects – Kevin had nothing further to report.
- Lifeguards – Ray reported he had 16 lifeguards (5 newly passed training), 13 of which are BCL residents. He will hold meetings with both new and returning lifeguards Wednesday and Thursday of this week.
- Maintenance - Bill reported that they are a little behind because of weather. Pool and bathrooms are looking good. There was a discussion about creating bathroom access from the rear of the pool house.
- Roads – Tom L working on road paving locations.
- Environmental – Ken reported there is a 67-page dam breach analysis and draft response to DEP on adequate spillway capacity. Once approved, BCLCA will ask DEP to accept our dam analysis. Ken will meet with tree preservation committee next month.
- HR – Rand had nothing further to report.
- Permits – Todd reported 1 shed approved, 1 garage in planning stages.
- Recreation – Madeline stated the Meet and Greet will be August 17 at 6PM. Thanked Maryann Kessler and Michelle Levitz for baking for today. 58 attended Derby Party. Billboard updated. Sip and Paint today. Janine Holter met with us on May 5, 13 attended, thanked Josh Shapiro. Master Gardener was a success also with 13 attending. May 25 Arts and Crafts Fair at 10 and general meeting at PFT Fire Company #1 same time. May 26 Church service 10:30 on South Beach, sandcastle contest at 1 and DJ at the Beach at 6. Dylan's JA run/walk will be scheduled some other time this summer. Pool Lap time Tues-Thurs at 11.
- Security – Ed stated that he has no badge checkers for this year. Ray has two lifeguards that are on medical hold for about a month and he can have them be badge checkers until they are released from medical hold. Ed replied they will be under the Security budget for payroll purposes and should wear

badge checker shirts. Grace is still interested in being a badge checker. Ed will check with her this afternoon. Ed will check UAS Security contract in case we need them to check.

- Membership Services – Kevin had nothing to report.
- Communications – TJ had nothing further to report.
- Computer Technology – TJ had nothing to report.
- Pool – Neil stated fence still not repaired, there are 3 dead trees, and pole rotted at pool.
- Rules – Margo had nothing to report.
- Landscaping – No report. Landscape Committee beautifying areas with flowers today.
- Stewart Hall – No report.
- Long-Range Planning – Roger and the LRP Committee need numbers from contractors.

### **NEW BUSINESS**

- Offer of Donated Propane Grills at Pavilion Area – Thank the donator and have LRP Committee look at it.
- Additional Bathroom Access at Pool house – Would be beneficial for events held after hours and eliminate porta potties costs.
- Pool house Paint - Have contest for artsy person to do mural. Madeline, Ray, TJ, and Margo will work on this and submit proposal.
- Info Meeting May 25 – Ken will send out draft agenda. Linda will send out last year's notes.

### **AWARDING OF CONTRACTS**

- No contracts.

### **FUTURE ACTION ITEMS**

- Employee Manuals for Part-Time and Seasonal Employees – Margo working on these. Tom N will review and report in June. (May)
- North Beach Pavilion (N-1) and North Beach Boat Racks (N-5) - Roger waiting for contractor input. (Nov-May)
- Behrens Road Safety Crossings (R-5) – In June, Roger will discuss some additional potential measures to improve safety. (Mar-May)
- Memorial Bench – Bill will install plaque when it is received. (March-May)
- Enforcement of Rules - Ken asked Ed to reinforce with the Security staff that rules need to be followed 12 months/year. (Feb-April)
- Lake/Dam Issues - BOD will review PA requirements for fishing licenses (16 and older), boating (mandatory safety equipment and life jacket [12 & younger must wear at all times and everyone must wear at all times from 11/1-4/30]), and safety equipment. (Feb-April)
- Speed Citations – Ed will confirm current practice Security is following on issuing speeding citations and report back to BOD at March meeting. (Feb-April)
- Enforcement of Placards - Ed will speak with Security about placard enforcement. (Feb-April)
- Declaration Rewrite Process – Kevin will have 2<sup>nd</sup> meeting to rewrite process. (Jan-May)
- Tree Permit Application Process – Ken will provide Margo with his current process and work with her to complete a formal SOP. (July-May)

- Revised Sexual Abuse/Crisis Management Policy – Kevin waiting to hear from insurance company. (Oct-May)
- Board Member and Employee Conduct Standards and Training – Rand will conduct 2 separate sessions for lifeguards and office personnel. (Jan-May)
- Elimination of Interest Payments on Construction Escrow Accounts - Margo will rewrite provision. (Oct-May)
- Boat Rack Fees - Margo will update boat rack form for 2020 season. (Feb-May)
- Potential Aluminum Can Recycling Program – Madeline will update BOD in June. (May)
- Pool House Paint – Committee will submit proposal in June. (May)

#### **ADJOURNMENT**

- **MOTION: 19, 05-18-08:** Stewart moved to adjourn at 12:18PM. Seconded by Miller.

Respectfully submitted by Linda Sott, Recording Secretary

May 18, 2019

To: President, Bear Creek Lake Association

From: Mary Ann Kessler, 125 Midway Drive, BCL

Re: Family Friendly Policy

Dear Neighbors,

I write to urge you to change the policy that excludes young children from enjoyment of the public beaches and swimming pool at Bear Creek Lake. My family has been part of the Bear Creek Lake community for more than three decades since my parents built a home there. My brother, cousins, and I grew up loving the lake and the pool. Now we have our own children and have found the pool and lake to be inhospitable and stressful places to visit as there are unreasonable restrictions on our young children who are not yet potty trained. The prohibition on children in diapers in the public portion of the lake and the pool makes us consider going to other vacation spots with our families. We feel ostracized simply because we have young children and saddened at being excluded from what used to be beautiful and welcoming spaces. A simple requirement that lifeguards confirm that children are wearing swim diapers, as all other public swim areas that I have visited with my young son require, is all that is needed to contain contaminants.

People with homes on the lake face no arbitrary and unreasonable restrictions on their enjoyment of the lake even though we all share the same water. The policy of excluding children in diapers makes me question our families' continued membership in a community that has been a strong part of our family history. I urge you to lift this senseless restriction which does not protect anyone from anything. Please change this unfair policy and make BearCreek Lake a welcoming place for young families again.

If there is any way we can contribute to the Board's efforts in researching this question, we would be happy to do so.

Respectfully, Mary Ann and Shayna Kessler

*Mary Ann Kessler*

