

Birchwood Lakes Community Association, Inc.
Regular Board Meeting Minutes
November 8, 2014 @ 9am

Present: William Wagner, Vice President; Carolyn Martin, Secretary; Anthony Palma, Treasurer; Jim Luttrell, Asst. Treasurer; Directors Joanne McInerney, Eugene Jarvis, Thomas McConnon.

Absent: Director Michael Moffa; Clare Bennett, President

Also Present: Carrie Ridner, Community Manager;

Vice President Wagner opened the meeting at 9:00am with the Pledge of Allegiance.

APPROVAL OF THE MINUTES FROM PRIOR MEETING:

- October 14, 2014 Regular Session Board Meeting Minutes

Motion to approve the October 14, 2014 Regular Session Meeting Minutes made by Director Jarvis, seconded by Secretary Martin. All in favor. Motion passed.

- Action Without A Meeting October 16, 2014

This Action Without A Meeting is to appoint Board Member, Jim Luttrell to the SALT Team. All directors were contacted. One Director was unavailable. All other Directors voted yes. Motion Passed

- Action Without A Meeting October 16, 2014

This Action Without A Meeting is to appoint Board Member, Jim Luttrell as Assistant Treasurer. All Directors were contacted. One Director voted No; One Director was unavailable. All other Directors voted yes. Motion Passed

Motion to approve the above Actions Without A Meeting made by Director McInerney, seconded by Director Jarvis. All in favor. Motion passed.

TREASURER'S REPORT:

Treasurer Anthony Palma presented the bank balances and the income and expenditure reports.

Write-Offs: There were none for this month.

Budget Transfers – None

Collections – Treasurer Palma updated Board on monthly and year to date collections.

MANAGER'S REPORT

Carrie Ridner, CM, provided the Manager's, Maintenance and Public Safety Reports.

COMMITTEE REPORTS

Community Safety – Director Jarvis reported the committee met earlier this week. The committee is recommending that Dash Cameras be purchased for two vehicles in order to protect residents, Public Safety officers and

Birchwood. It is estimated that each camera would cost approximately \$500. The Board asked questions regarding the legality of cameras and asked CM Ridner to get a legal opinion. Further, the cameras are portable and can be removed from the vehicles. Everyone was in favor, pending legal counsel's opinion.

Road Construction & Maintenance –Vice President Wagner, reported the committee has not met.

Beautification – No report.

Lake Management –Chas Ritson, Chairman of the Lake Management committee discussed the Old Oak Ct. swale; 1. Does not allow for percolation into the soil; 2. Too far into water. We may need to wait until spring to address any issues. Possibility to add a filter to determine what is going into the lake. Run-off is now much less than it used to be. Chairman of the Lake Management Committee will write a recommendation for spring review and possible remediation.

Finance, Budget & Contracts – Treasurer Palma reported the committee had completed its budget discussion. Board will review and vote at the December board meeting. It was suggested to hold a workshop for the board to address any questions.

Communications – No report.

Capital Projects & Property Development – no report.

Governing Documents – Director McInerney the committee discussed changes to the Rules/Regulations for Dangerous structures, abandoned structures, untidy lots and feeding wildlife. Certain Bylaw changes to Quorum, Annual Meeting, voting and elections and budget plans were also discussed. The committee decided to read over and discuss before bringing back to the board.

Chas Ritson commented about the pontoon boats, ATVs and vehicle decals going out to the membership. CM Ridner stated that vehicle decals had already been sent out the membership.

PAYMENT OF BILLS – None

OTHER UNFINISHED BUSINESS

Salt Update – CM Ridner updated the board on the purge that was recently done at BL 15. Brian Oram had provided preliminary comments that indicated 41 pounds of salt were pulled from the well in a four hour period of time. Generally speaking the good wells remain good and the bad wells are unchanged.

NEW BUSINESS

Tree Removal Requests – None

Winter Road Materials – CM Ridner distributed two proposals; one from Dingmans Ferry Stone and the other from DS Hauling. CM Ridner recommended going with Dingmans Stone at the pricing of 3/1 \$56.5; 2/1 69.50 and 1/1 \$85 per yard. We have had a good relationship and the quality of materials from Dingmans Ferry Stone remains consistent.

Motion to approve Dingmans Ferry Stone as our winter road material supplier made by Director Martin, seconded by Director McInerney. All in favor. Motion passed.

COMMUNICATIONS, WRITTEN & ORAL - None

MISCELLANEOUS

A variety of questions from member Marcella Livingston regarding a number of issues; why wires were sticking out from the 739 entrance where the camera was located; when camera would be installed, why the green maintenance truck has a white bed; status of the van acquired at a recent sheriff sale; picnic tables at the 739 playground should not be left there concerned about them being tossed in the lake; red buckets at the pool; masonry wall at the 739 entrance is in need of repair; stop lines should be painted because no one is stopping for stop signs; and the electric pole at the 739 entrance. CM Ridner responded, that the camera at 739 was recently hit by a vehicle and we were working with a community volunteer to assist us with the electrical hookup. However, due to the recent wet weather it has been delayed; picnic tables would remain at 739 because they are not sturdy enough to handle the constant moving around (loading/unloading); buckets would be removed; maintenance has the masonry wall on its agenda as time/weather permits; stop lines would not be addressed until spring; electrical pole at 739, we had two scheduled appointments with Met Ed and they failed to show; we were working on getting the title as Penn Dot will require our court order to transfer the vehicle in our name, will take some time; as previously reported we just purchased the bed for the green pickup and would not be able to get it painted this winter

A question from member Chas Ritson regarding the status of the Upper Birchwood Lake dam. CM Ridner responded that our engineer Chuck Givler has filed our final plans with Dam Safety and it's in their technical review process. This will take several months and we do not expect to hear anything for several more months.

A question from member Bob Davis regarding cameras at the 739 entrance, as he had someone tailgate him in. CM Ridner responded that yes they were with the exception of one. If he can provide date/time/make and model of vehicle we do try to find the violator and cite them. Bob further inquired about blowing leaves in the lakes. Member Chas Ritson responded that we have no rule against it, but good common sense should indicate that you should not blow leaves into the lakes.

Motion to adjourn Regular Session Board Meeting at 10:03am and move into Executive Session, made by Director McInerney, seconded by Secretary Martin. All in favor. Motion passed.

Respectfully submitted by,

Carolyn Martin
Secretary