

BLUE HERON WOODS; BOARD OF DIRECTORS MEETING
SUNDAY MARCH 15, 2020, 10 AM

LOCATION: Scagliotti Home (Minutes recorded by Coach Lou Lombardo)

BHW BOARD ATTENDANCE

President: John Scagliotti

Vice President: Rich Klein

Treasurer: Alissa Weiss

Sgt Arms: Lou Lombardo (via phone)

Alternate: Bob "Captain" Geis

ABSENT: Secretary Carolyn Sazalski

Guest: Steve Gersbach, Home on lot 100 Blue Heron Way

Architect Review Committee: Rebecca Rivera; ABSENT-Will Rivera and Ryan Neenan

PROJECTS: Bulletin Boards (Kiosks) and Entrance Lights

Bob Geis has researched prices....upward of \$900.00. Steve Gersbach can build kiosks.

44 inch wide by 36 inch high, wood, plexiglass hinged door, post, mounted in concrete at the BHW North mailbox vicinity. Steve will build a smaller kiosk to install at the BHW South location (Route 402 entrance).

---Alissa W: We can rent a back hoe. We can reimburse or pay in advance for materials. Save the receipts.

---John S: I changed the street post light bulbs at the Route 6 North entrance. The sign light is not functioning. It has a ballast. It is not efficient. It lasted 10 years. The cost is \$900.00. We can replace with an LED bulb for \$300.00. The Route 402 solar light is still functioning.

---Alissa: I will put the \$300.00 cost in the budget.

---John S: In the future we can install a solar light on the Route 6 BHW South side entrance.

ISSUE: B&B Rentals

---Lou L: I texted information regarding Air B& B and developing regulations.

---John S: It is legal. BHW has the authority to charge a fee and enact regulations. The Lackawaxen township office is working on regulations/policy.

---Alissa W: Read my texts regarding B&B.

---John S: Maybe institute a per night fee, however, who will enforce it? Our roads will get more usage (not allow ATV, Snow Mobiles, Dirt Bikes, etc); The number of bedrooms determines the septic system size (Lackawaxen Township policy).

---Lou L: It may be best to charge an annual permit fee.

---John S: BHW POA owns a few common grounds areas.

---Alissa W: Contact homeowners and give them a list of BHW regulations that can be posted at the B&B home.

---John S: Lackawaxen Township hopes to have regulations in place by this spring. Everybody be aware of information from newspapers, web sites, etc regarding regulations. We must have an attorney review our proposed regulations.

- Alissa W: I have asked the BHW Social Committee to submit a budget that will enable them to schedule 3 events per year. (Ellen Geis and Maryanne Lewis). It was the social committee who recommended the kiosks. The fall 2019 cleanup was and the follow-up picnic were successes.
- John S: Exel Builder is presently constructing 2 homes; 1 across from Stonehenge Steve and one next to the former Bunero home. PCCD director Ellen has maintained communications with me.
- Rebecca R: The Architect Review Committee made an appointment with a BHW property owner named John regarding building plans. The man did not show.
- John S: We have all invested in the BHW community. We must have basic rules. The Architect Review Committee (Rebecca, Will, Ryan) needs to see building plans. The PCCD notifies John when they receive the application paperwork to build on a BHW lot.
- Alissa W: I will contact Attorney John Spall.
- Rich K: We should implement a fee for builders' heavy equipment that travel on our roads.
- Alissa W: Agree, it is called a "capital permit" fee. This should be attached to the resale Certificate.
- John S: BHW does not have a security check in gate. How do we monitor contractors?
- Rich K: Are there plans for another community Yard Sale at the mailbox area?
- Alissa W: The social committee is working on a date.
- Alissa W: Last week a bear pushed over our fence and BBQ smoker. It was attracted to the meat aroma. I will remind property owners via letter—hide AC unites, propane tanks, etc.
- Rich Klein: I contacted Blooming Grove FC regarding a June date for the annual BHW POA meeting.
- Rich K: I am requesting stone or river rock to be laid in the ditch at my property street border. Hopefully this will solve the water problem. I contacted Pete Fox of Provisions.