

BLUE HERON WOODS: ANNUAL POA MEETING
SATURDAY JUNE 13, 2020, 11 AM

Covid 19 Virus Situation; Pike County is in the Yellow Phase. We were not permitted to conduct the annual BHW POA meeting at the Blooming Grove Fire Company on route 739. The BHW Board of Directors conducted a Budget Review (June 1, 2020 to June 1, 2021) via conference call. (FreeConferenceCall.com)

Minutes recorded by Coach Lou Lombardo

BHW BOARD ATTENDANCE

President: John Scagliotti

Vice President: Rich Klein

Treasurer: Alissa Weiss

Sgt Arms: Coach Lou Lombardo

Alternate: Bob "Captain" Geis

Architect Review Committee: Ryan Neenan

Social Committee: Mary Anne Lewis

ABSENT: Secretary Carolyn Szalski

ABSENT: Architect Review Committee-Rebecca Rivera, Will Rivera

MEETING PROTOCOL: John Scagliotti: Our attorney (John Spall) has recommended that we call the Annual BHW POA meeting to order, then adjourn due to the lack of a quorum.

Therefore, I am calling for a vote to take 'said' action.

VOTE: John S-Yes; Rich K-Yes; Alissa W-Yes; Lou L-Yes

---John S: We will commence with an official meeting of the BHW Board of Directors by reviewing the budget.

---Alissa W: I emailed a spread sheet that covers the 2019-2020 budget and the 2020-2021 future budget (SEE ATTACHED BUDGET). I will check with PNC bank to set up an account for the "BHW Social Committee". Ryan Neenan operates the BHW web-site; there will be a new light at the entrance; possible rock/stone project at the street. Cat Man Do is under a 3 year contract for snow plow services. We upgraded the Kiosk (2 mounted bulletin boards) funding to \$1,000.00.

---Ryan N: You usually pay me in February or March. That is when the bill arrives.

---Alissa W: The total balance in the BHW account entering the 2020-2021 fiscal year (June 1 to June 1) is \$149,650.87. I will re-submit the budget to cover the 2 mounted bulletin boards.

---John S: Steve Gersbach built the kiosks for \$400.00. We will send him a refund check; Bob Geis will install at the 2 BHW entrances at a cost of \$505.57, covers screws, shingles, plywood, backhoe/trailer rental, concrete, and pressure treated posts).

---Mary Anne L: Do the guys have the go-ahead for the install?

---John S: Yes, they can install immediately. Where exactly do we want to locate the kiosks?

---Ryan N: There is a clear area opposite the side of mailboxes at the Route 402 entrance (BHW South)

---Rich K: We must place out of range of the snow plow trucks.

---John S: We should install at BHW North to be at the mail box parking lot area.

---Mary Anne: I am concerned about installing on the paved area. Should we place at the entrance on the right or the exit on the left?

---John S: It must be free of traffic flow.

- Lou L: Should the install be on the pavement or on the grass area?
- John S: The grass area is most logical. We will not need to disrupt the paved area.
- Mary Anne: I volunteer to be the curator of the kiosks bulletin boards.
- Lou L: I assume you were an elementary school teacher.
- Mary Anne: I have a background in outdoor education.
- Lou L: I dub you the “Kiosk Curator”. (Unanimous board approval was granted)
- John S: The Covid 19 virus has caused some delay of our maintenance plans. My friend George will help me replace the light at the Route 6 entrance BHW North. It is an LED light with a 10 year warranty. The cost is \$400.00 which replaces the original (burned out) light that has a \$1,000+ replacement cost.
- John S: When can we reschedule the annual BHW POA meeting? Rich will communicate with Blooming Grove FC to see if a September or October date is available. This is pending the Covid-19 regulations. If it is allowable we must give a minimum notice of 30 days to BHW property owners.
- Mary Anne: Can we do a Zoom meeting?
- John S: It is a possibility. I will discuss with our attorney. Obviously, all POA members must have access. I do prefer an in person meeting. We must progress to the Green Phase. Our attorney’s office is presently closed.
- John S: Since the NPDES permit issue is complete I wish to schedule executive board meetings at least every 4 months.
- Lou L: I agree
- Bob Geis: Checked in at 11:28 AM.
- John S: Thank You for volunteering for the kiosks installations. We must contact PPL for digging approval. Call “811” and mark the area with white paint, The service will place red flags to locate underground utility lines.
- Lou L: We can meet after this session. I will supply the field paint. We can mark the requested install sites with 811.
- Rich K: I prefer October for the annual POA meeting. It will be further from the Green Phase and hopefully normal.

Bed n Breakfast Rental Issue

- Lou L: The B n B matter should be on record as per Lackawaxen Township Guidelines.
- John S: I will mention this matter to our attorney. Presently, there is no specific policy in Lackawaxen Township. We will also check with Blooming Grove Township and Palmyra Township.
- Rich K: Check with Palmyra Township regarding a home at the Decker Drive cul-de-sac being a possible B n B.
- Lou L: The BHW covenant does not allow businesses. However, there is no specific mention of home rentals. We are a private community.

ATV Trespass Issue

- Ryan N: This summer I have seen many ATVs on the logging pathway at BHW South. Some ATV drivers have stated there is no sign. We should install a sign at the chain area.
- John S: We will check that area today and identify a location for a sign.
- Rich K: We can get a deal for a sign on Amazon.com.

ADJOURN: 11:40 AM

Bob Geis, John Scagliotti, and Lou Lombardo marked the 2 Kiosk installation sites with white paint “811”. We evaluated the ATV trespass access area. We will need more than a sign to deter.