

BLUE HERON WOODS POA DIRECTORS MEETING

PHONE/VIDEO TUESDAY APRIL 19, 2022; 6:30 PM start

Minutes recorded by Lou Lombardo

BHW BOARD ATTENDANCE

President: OPEN

Vice President: Rich Klein

Treasurer: Alissa Weiss

Secretary: ABSENT (Ryan Neenan)

Sgt Arms: Lou 'Coach' Lombardo (Sandy Lombardo)

Alternate: Bob 'Captain' Geiss

Alternate/Attorney Liaison: Tom Regenski

Architect Committee: Rebecca Rivera

Social Committee: Maryanne Lewis (Dave Lewis)

TOPICS:

- Select a June date and venue for the 2022 BHW POA Annual Meeting.
- Discuss an email that Alissa W received from a BHW POA homeowner. A request for indenture information that may be in the By-Laws.
- Update on the BHW rental policy and fine structure.
- Unpaid BHW POA dues, late fees, liens, etc.

---Alissa W: The fiscal year starts on June 1, 2022. I recommend Saturday June 4, 2022 for the meeting. It can be located at a venue or virtual or both.

---Sandy L: Have Pike County POAs returned to 'in person' meetings?

---Maryanne L: We should meet in person.

---Lou L: Ryan Neenan has communicated with Wallenpaupack school officials for a room.

---Rich K: I am awaiting a return call from the Blooming Grove FC.

---Alissa W: Virtual will be the backup plan.

---Alissa W: RE: I received an email request for By-Law indenture details from a BHW property owner. The by-laws appear on the BHW web site. Tom Regenski will speak with our attorney (Spall and Associates) for guidance.

---Lou L: The BHW homeowner is probably seeking "grandfather" status regarding the BHW rental policy.

---Maryanne L: Was 'grandfathering' ever discussed with the attorney.

---Tom R: No

---Alissa W: BHW has not denied the right to rent. We established rules for Long Term Rentals. The BHW homeowner in question is in violation of the Lackawaxen Township Ordinance (114) regarding rentals.

---Sandy L: The VRBO web site has a section for filing complaints.

---Lou L: Complaints have been texted, emailed, and phoned to the local project manager who oversees the rentals for this particular property owner.

---Tom R: POA rental restrictions in Pike County is trending. We must make Lackawaxen Township (also Palmyra and Blooming Grove Townships) aware of violations.

---Rich K: BHW By-Laws do not allow property owners to run a business from their houses.

---Lou L: The person may have the business registered at a non BHW address.

- Rich K: I have communicated with the Lackawaxen Township official regarding septic systems. There is a formula for occupancy based on bedrooms, bathrooms, septic size, and allowable gallons of water flow.
- Lou L: There is an investigation regarding encroachment/destruction/damages on the property of a BHW property owner. A surveyor and legal counsel have been secured.
- Alissa W: Pike County, the EPA, and BHW By-Laws have regulations regarding the maximum amount of clearance that can be done on a property. Permits and inspections are required.
- Lou L: We must review the BHW Long Term Rental Regulations. Outlaw subletting by the owner and outlaw subletting by real estate agencies. I have been advised that there should be no more than three 30 leases permitted in a year.
- Tom R: The BHW fine structure is a per diem rate. The attorney advises that the BHW Board of Directors review and refine the fine structure.
- Sandy L: Do we have information on the fine structure of other Pike County POAs?
- Maryanne L: I have spoken to people from neighboring POAs. They shared violation issues (loud late parties, drugs, alcohol, vehicle speeding, trespassing, etc). There are fine structures that are set at \$1,000.00 per day.
- Alissa W: We can set the fine structure under the category of BHW Rules and Regulations.
- Lou L: Motion for Discussion of Fine Amounts under BHW Rules and Regulations for rental violations. Unanimous vote to discuss.
- Tom R: Short Term rentals are not permitted. Lackawaxen Township requires a STR permit. The per diem fine amounts must be increased.
- Maryanne: The Tink Wig POA has a fine structure for illegal renting. We should communicate.
- Rich K: I have communicated with the Tink Wig president. I will call the Tink Wig office this week. I will also inquire about their court case.
- Tom R: I will get the fine structure from the Hemlock Farms POA president. I will contact our attorney regarding the no subletting clause (BHW LT Rental Regulations)
- Lou L: How many BHW POAs are in arrears regarding dues? I am aware that the lot 44 owner is in arrears. Have the liens been renewed (liens are valid for 4 years).
- Alissa W: Lot 44 owes \$1,175.00 plus late fees. There are 4 properties (no houses) in arrears. Two liens have expired. I will renew the liens.
- Alissa W: Alan Weinstein (lot 50) has never paid dues. I will renew the liens.
- Sandy L: Construction on the house across from us on Blue Heron Way has been delayed due to a supply chain problem and a contractor change.
- Alissa W: RE: titles and closings; I handle the resale certificate. Often the buyer pays the late fees of the seller.
- Lou L: What is the process for foreclosures?
- Tom R: There is a Pike County Land Bank website. There are auctions and sheriff sales. The buyer pays the delinquent property taxes, etc.
- Alissa W: Contact the Pike County Administration building (properties for sale).
- Maryanne: Can we mount 'NO SHORT TERM RENTAL' signs at the BHW entrances.
- Alissa W: We can consider it.
- Sandy L: I like the 'NO ST Rental' sign idea.
- Lou L: We can mount on some existing speed limit and stop signs.

- Rich K: I purchased 5 signs (25 MPH) and 2 signs (TRUCKS SLOW DOWN). I will organize volunteers to do the installs.
- Alissa W: Send me the invoices for reimbursement.
- Alissa W: How do we enforce vehicle speeding violations? Reality...we don't.
- Maryanne L: SOCIAL COMMITTEE UPDATE. (Ellen Geiss and Isabel Klein)
- Twenty people are attending the dinner this weekend at the Watering Hole on Route 6 Hawley.
 - Two welcome baskets delivered to owners at BHW north.
 - We are planning a BHW Community Yard Sale.
 - Can Alissa include a request in the Annual Meeting notification letter? BHW POA members please update your email addresses.
- Alissa W: I request updated emails in the Dues Notification letter.
- Sandy L: RE: The agenda for the June 4, 2022 Annual Meeting. The Long Term Rental Rules, item #13 should have a fine amount.
- Tom R: The amount can be fluid. I will email our attorney.
- Lou L: BHW has yet to receive a bill from the attorney.
- Tom R: We will get a bill once we take action.

Miscellaneous Business

- Maryanne: Is the board membership number locked.
- Lou L: No, we can increase the Board of directors as long as it is an odd number. It is currently at 5 members; we can move to 7 members.
- Rich K: We must mark all cracks and fissures on our roads. These must be sealed ASAP.
- Alissa Weiss: I will take on-line payments for 2023 BHW dues.
- Rich K: We will need a meeting to prepare for the June 4 annual BHW POA meeting.
- NEXT MEETING:** Wednesday May 11, 2022 at 7 PM.
- VENUE:** The home of Maryanne and Dave Lewis 320 Blue Heron Way and via ZOOM.