

BLUE HERON WOODS; BOARD OF DIRECTORS MEETING
SUNDAY SEPTEMBER 8, 2019, 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

ABSENT: Secretary Carolyn Szalski and Alternative Bob Geiss

ARCHITECT COMMITTEE Attendance

Will Rivera, Rebecca Rivera, Ryan Neenan

SOCIAL COMMITTEE Representative

Isabelle Klein

Alissa Weiss brought NYPDES permit packet (RENEWED)—it expires June 18, 2024

ISSUE: Air B&B rentals; John Scagliotti reviewed the response from our attorney; recommendations, and potential inclusions in the BHW regulations.

The BHW POA Directors have the following authority:

1. Only members in good standing can rent properties. No back dues, assessments, etc.
2. Establish an annual fee based on usage (no grandfather clause).
3. Require renters to register. We can mandate badges, parking stickers, passes, etc.
4. Restrict renters to parking on driveway/no street. Ban B&B renters from using ATV, Snow Mobiles, dirt bikes on BHW roads.
5. Restrict the number of renters per residence at the same time to the number of bed rooms or....2 people per bedroom. This should be listed on the B&B website.
6. The landowner (home owner) is responsible for damages/violations/fines caused by the renter.
7. Amenities----none offered at BHW.
8. Landowner must provide the renter with a copy of BHW rules/regulations/by laws/declarations. This would be posted on our web site, the B&B website.
9. A landowner with multiple violations will forfeit the right to rent.
10. There will be “noise restrictions” and “noise complaints” as violations.

---Lou L: Can we contact Air B&B and various listed websites, request that they list the BHW fee? (NJ shore points post local rent fees)

---Alissa W: I will check the websites.

---John S: I will contact Lackawaxen Township.

---Rebecca R: Are we offending the owner, “Slap on the wrist/face”?

---Alissa W: You can put bunk beds in 1 room. Can we only charge a per rental fee if it is booked via website?

---John S: Should we charge a per-rental fee or an annual fee?

---Will R: Must state seasonal/vacation short term.

---Lou L: I recommend that we state---6 month rental is considered long term.

----Will R: Cannot operate snow mobiles, ATV, dirt bikes on BHW roads. These vehicles must be trailered for travel to locations.

****Isabell Klein passed out minutes from the Social Committee meeting of August 7, 2019 which was chaired by Maryann Lewis

****Captain Bob Geiss has offered to build a kiosk (enclosed bulletin board) or install a purchased kiosk. This would be located at the mailboxes area at BHW North.

----Will R: There should also be a kiosk at the BHW South mailboxes area.

----Rebecca R: Relocate the shed....repair, and post on the walls.

----John S: We must inspect the shed and see if it is salvageable.

----Alissa: I recommend a double door plexiglass panel kiosk for the north and a single panel for the south.

----Will R: BHW has a PO Box; there are joint lot property owners; can we take an unused box for the BHW POA?

----Alissa W: I will investigate with Hawley PO; during a transition time mail can be forwarded.

----Alissa W: I can offer pay online dues or mail checks. I will email invoices.

----John S: There is usually a fee for online services.

----Alissa W: Presently, BHW has a free PNC checking account. We need an interest bearing account for reserve capital. Have a BHW "Pay Pal" account.

----Rich K: Do we need to audit our accounts?

----Alissa W: Yes

----John S: We must hire an outside CPA. We will get a quote.

----John S: Attorney John Spall has added Kyle Krajkovich, Esq to his firm.

----Alissa W: Advise to Isabell Klein, Do not use color borders on flyers for the Social Committee. It uses too much ink.

----Will Rivera: Welcome Basket for new BHW residents, seek coupons from area businesses/services.

----Rich K: Any thoughts on BHW Tee shirts?

----Rich Klein: Cat Man Do \$1,700.00 and \$900.00 estimates to repair the drain/driveway at road. CMD will fix slope, install mesh matting, then place stone.

----Lou L: I photographed and videoed the excavation activity at lot 114.

----John S: A special thanks to Ryan Neenan for upgrading the BHW website.

----Ryan N: BHW South, there are numerous road cracks.

----Rich K: I will call Pocono Spray Coating and request a drive through inspection.

----Alissa W: I need the 2019-2020 winter snow plow fee in writing from Cat Man Do (Dwayne Smith)

Meeting Adjourned 11:17 AM