



Board Minutes

10:00 AM February 3<sup>rd</sup>, 2019

Minutes recorded by:  
Ryan Neenan

**Members Present:**

President - John Scagliotti;

Vice-President - Rich Klein;

Treasurer - Alissa Weiss Wade;

Architect Committee: Will Rivera, Rebecca Rivera, Ryan Neenan

Bob Geis - Alternate

**Absent:** Carolyn Szalsky-Secretary, Sgt Arms: Lou Lombardo

**Item 1: The Decision to renew the NPDES permit**

- After over a year of research and meetings, the board voted during a conference call meeting on 1/20/2019 (4 YES to 0 NO – Szalsky absent) to go ahead on the renewal process for the NPDES permit.
- This vote was preceded by a board meeting in Wilkes Barre with the DEP on 9/20/2018, a board meeting in BHW with our Engineer on 11/4/2018, conference call meetings on 12/30/2018 and 1/6/2019, and a group meeting at the PCCD involving the DEP and township supervisors on 1/9/2019.
- At the meeting on 1/9, the DEP and PCCD agreed to all of our ideas to modify the renewal of the permit. This included changing the acreage of disturbance to 15 acres from 74. This change allows us to have a much lower fee, as well as avoid the bat migration issue that would have limited when we could remove trees. Paperwork for the 5 year renewal has been submitted. Total cost is \$12,500. This includes \$8000 in Engineering Fees.
- All members were very surprised at the willingness of the DEP to adapt, and are confident that this is the best decision and course of action for BHW. Our attorney also had changed his mind and advised us that renewal was the best decision.
- John mentioned how he is now going to be signing the NPDES and how all home owners will also become a co-permittee. PCCD will help facilitate this and it will be part of the permit process with them. Will will add this to the checklist for the ARC Committee permit process.

**Item 2: Covering the Cost of the Renewal/Accounts**

- The members discussed a one time special assessment, or a small increase to the annual dues. All members agreed that the small increase to the annual dues was the better option, especially considering the looming cost of road and common area maintenance.
- John will proceed to meet with the Attorney to verify procedure of increasing dues.
- Alyssa also brought up that our by-laws mention that we should have an operating and reserve account. Presently we do not have a reserve account. She will investigate the process of establishing the account and updating signatories for both.
- Will also brought up the idea of getting an auditor to check our books. The board agreed that this must be done. Alyssa will look into finding someone to do this.

### **Item 3: Annual Meeting and Communication**

- Rich has already communicated with the Blooming Grove fire hall to set up the yearly meeting. The target date is the second Saturday in June which is June 8<sup>th</sup>.
- Members discussed creating a handout to be included in the mailing for the annual meeting that discusses and summarizes the last year and the process of the NPDES renewal. Ryan agreed to create this with the board's guidance.
- Discussion about the website – Ryan has created a new version, and he and Alyssa will work to transfer the domain to the new website, with Ryan taking over webmaster duties. Ryan and Lou have worked to collect all board minutes over the last year to update the site. Ryan also will create a NPDES primer for the website so all POA members can be fully informed on the details involved with the permit and building process.

### **Item 4: Future Meeting**

- A board meeting will be held in March (Date TBD) to go over the mailing and finalize the annual meeting date.

There being no more business, the meeting was adjourned at 10:54 AM.

Ryan Neenan