



Board Meeting Minutes

1:00 PM March 6, 2022

Minutes recorded by:
Ryan Neenan

Due to continued COVID-19 issues, this meeting was held online.

Board Members Present:

Vice-President - Rich Klein;
Secretary – Ryan Neenan;
Sgt Arms - Lou Lombardo;
Member - Bob Geis

Not Present:

Treasurer - Alissa Weiss;

Non-Board Members Present:

Rebecca Rivera (ARC Committee)
Sandy Lombardo

1. Call to Order: 1:25 PM
 - a. The meeting was called to order by VP Klein
2. Rental Update and Discussion
 - a. The rental rules were distributed, and so far, the board has received only positive comments.
 - b. Question: do we have confirmation of receipt for those few copies of the rules we set certified? Need info from Alissa
 - i. No response from Abby Pittenger regarding the new rules and the property she manages.
 - c. Question: When people do start applying for long term rentals, will the upkeep be too much for a volunteer?
 - i. Opinion: Any budget needed to possibly pay some kind of property manager for this should come directly from the rental application fee, and not be part of our annual budget pie.
 - ii. More discussion is needed.
 - d. Current Short-Term Rentals up until 5/1/22: How does our insurance cover this situation? What are our insurance risks right now with these STR situations?
 - i. Would this be a lawyer question, or do we need to **talk with a rep from our insurance**
 - e. VP Klein plans on visiting the Lackawaxen Township Building to report a possible sewage violation in a current STR. This renter has not filed for a permit from the township.
3. Future Attorney Questions – the board discussed numerous scenarios which need to be brought up with our attorneys:
 - a. What is BHWPOA liability (if any) if a member or guest or renter violates: (Such as: tree removal, dumping, destroying of property etc):
 - i. Department of Conservation and Natural Resources/Pike County Conservation District/Environmental Protection Agency regulations
 - ii. PA state game land regulations
 - iii. township ordinance/regulations

- b. What is the protocol for reporting violations? Who does a BHW owner notify if there is a discovery of a violation: police, township official, DCNR, PCCD, EPA, authorities? Is this the duty of the BHW POA Board of Directors or the BHW Attorney?
 - c. What does our insurance cover in these situations? (maybe an insurance question)
 - d. Many members have backed dues for more than 5 years. The POA is losing out on interest on this money. Is it possible to fine a member who does not pay dues (in addition to the lien)? If so, how would we establish this?
 - e. Is it legal to distribute a list to all BHWPOA members of all members and their dues status, either by email or on a public website?
 - i. Alissa needs to provide an updated list of those who are not current on dues to the board.
 - f. Is there a more efficient wording or higher amount for our fine structure that may serve the community better and produce better results from violations?
4. Possible Future Rules and Regulations – the board briefly discussed possible topics for future rules and regulations. Discussion was tabled until a time in the future when the full board could fully discuss the matters.
- a. Limiting Building contractor time (eliminate late hours, limit Saturday hours, and eliminate all Sunday hours)
 - b. Banning the posting of Real Estate signs in the community.
 - c. Rules about colors of large tarps for things like boats, trailers etc.
 - d. Directives on Fireworks – banning them on public property (such as roads and cul-de-sacs)
5. Signs and Barriers
- a. VP Klein commented on the plan to install speed limit signs in various places in the community later in the spring. While he has several people to help, more volunteers would be welcome.
 - b. Sec Neenan commented that at the same time, No Trespassing/No ATV Signs and metal barriers blocking the access road between Wedgewood and Springwood should be installed. This has been a topic for some time and needs to be done before the summer.
6. Future Meetings
- a. VP Klein commented he intends to hold a meeting in both April and May to prepare for the annual meeting.
 - b. The annual meeting will be either the first or second Saturday in June (June 4 or 11), place TBD.
 - i. Two board positions will be up for reelection, serving only one year due to the blip of no meeting in 2020. The position previously held by John Scagliotti, occupied by Bob Geis until the election, will be one position up for election. The second board member up for reelection is TBD.
 - ii. John Scagliotti has agreed to continue to help the board in their communication with the Pike County Conservation district.
 - iii. When the mailing happens for the annual meeting, a reminder note about the current rules about guns and ATVs will be included.

With no more business, the meeting was adjourned at 2:48 PM.

With respect,

Ryan Neenan

Secretary