



Annual Meeting Minutes

11:00 AM June 5, 2021

Minutes recorded by:
Ryan Neenan

Due to the continued COVID-19 Pandemic, this meeting was held online. It was also recorded.

Board Members Present:

President - John Scagliotti;
Vice-President - Rich Klein;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;

Not Present:

Alternate - Bob Geis

1. Call to Order: 11:06 AM.
 - a. The meeting was called to order by President Scagliotti. Treasurer Weiss reports 21 proxies have been received by the board in order to establish a quorum. Besides the board members, approximately 8 other property owners were in attendance online.
 - b. The meeting will be recorded and this recording along with the minutes will be placed on the website. The link is below.

https://www.freeconferencecall.com/wall/recorded_audio?audioRecordingUrl=https%3A%2F%2Frs0000.freeconferencecall.com%2Fstorage%2FsgetFCC2%2F6BQu%2FOOg4H&subscriptionId=19658050

2. Treasurer's Report
 - a. Treasurer Weiss reports that there were no modifications to the yearly expenditures, as the replacement of the stolen signs were covered under general maintenance.
 - b. Budget for next year also does not have any major changes.
 - i. Our plowing contract is up this year. Treasurer Weiss will be soliciting bids and hopes to continue with the same contractor.
 - ii. A budget for the social committee was added to facilitate proposed future gatherings
 - iii. As of mid-June, the current branch of PNC bank will be closing. In order to keep our accounts local, we will be switching to the Dime Bank.
 - iv. Road Maintenance was increased in anticipation of extra road patching and the fact that some of the roads are over 10 years old.
3. Old Business – President Scagliotti
 - a. A stop sign and street sign fell at the 402/Wedgewood Drive juncture. It was taken/stolen some days later, requiring its replacement. The board replaced both signs.
 - b. Pocono Spray Patching came early this year to patch our roads. As discussed by the treasurer, we are trying to stay on top of road maintenance.
 - c. Due to continued use of ATVs on private property, the board will be placing more signage in some areas. Many ATVs are thought to belong to outside residents or possible renters. The police require pictures or license plate numbers before they can intervene. As a result, the board is also going to purchase and place some trail cameras

in vital areas, such as the drainage basin between the Wedgewood and Springwood sides.

4. New Business – President Scagliotti

- a. The board met with our attorneys in April regarding the ongoing discussion about controlling and managing short term rentals within the community. The attorneys are working on a package to present to the board with recommendations for rules and regulations that the board can vote on in the future to govern short term rentals in the community. These rules will probably include rules about maximum occupancy based on bedrooms/sewage (on the original deed), a fee for members to become short term renters, and a fine structure should renters not follow established rules. Once the board reviews the attorney's guidance, we will ask for input from the community and then vote on measures at a future board meeting.

5. Questions/Comments

- a. The Social Committee was still active despite COVID-19 limitations and continued the practice of issuing welcome baskets to new homeowners. The board thanked Mary Ann for her leadership. New homeowner Tom also said the basket was much appreciated.
- b. Most of the conversation steered toward discussion about the short term rental situation.
 - i. Joel expressed concerns about the liability of the community vs. the renter. He also expressed concerns about the possibility of getting to the point where the rental situation creates a need for a monitoring system (for example, a paid security guard of some type). The board commented that these questions are being addressed and have been asked to our attorneys.
 - ii. Mary Ann expressed concern over a presently active rental site and their garbage situation (putting it out so early and bears getting to it resulting in trash on the roads and her property). President Scagliotti has asked Secretary Neenan to draft a letter to the property owner to address this concern since they violate rules already put in place.
 - iii. Sandy also commented that one can cite issues with renters who go through websites such as vrbo.com on the actual website.
 - iv. George suggested making the fee for renters substantial.
 - v. Many in attendance wondered if it was possible to make BHW a non-renting community. President Scagliotti said that the attorneys said that is a difficult position to take.
- c. Mary Ann wished to thank Bob and Steve for their work on the sign boards that were erected at the entrances to both sides of BHW. President Scagliotti will discuss landscaping around the boards with our landscaper.
- d. A fall clean up will be attempted again this fall, and a social picnic will be coordinated with it by the social committee.

6. President's Comments

- a. President Scagliotti would like to remind all property owners that there are rules and regulations in place that must be followed. Chief among these is the process of homebuilding which requires steps involving our architectural committee and the Pike

County Conservation District. All ATVs owned by property members must be registered.
All dogs should be leashed.

7. Elections

- a. Due to the 2020 annual meeting being cancelled, the attorneys recommended that all board positions be on the ballot.
- b. All current members desired to run again in their positions.
- c. No other property owners volunteered to run opposing them.
- d. With no opposition, a vocal vote was taken with no objections to accept the current board for another term.
- e. Mary Ann wishes that a representative from the Social Committee attend Board Meetings. President Scagliotti commented that board meetings (although not held at a public place) are open to any member who wishes to attend. Notice will be given of future meetings.
- f. Tom Reginski volunteered to join the Architectural Review Committee, replacing Wil Rivera who has stepped down from it.

8. Adjournment: 12:02 PM

- a. There being no further business, the meeting was adjourned by President Scagliotti at 12:02 PM.

Respectfully submitted,

Ryan Neenan

Board Secretary