



Board Minutes

11:00 AM November 1, 2020

Minutes recorded by:
Ryan Neenan

Members Present:

President - John Scagliotti;

Vice-President - Rich Klein;

Treasurer - Alissa Weiss Wade;

Sgt Arms - Lou Lombardo;

Alternate - Bob Geis;

Architect Committee: Wil Rivera, Rebecca Rivera, Ryan Neenan

**Due to COVID concerns, the meeting was held outside and followed social distancing and mask guidelines.*

Item 1: Secretary Resignation

Caroline Sazalsky Hart has resigned her position as Secretary for the board. The board thanked her for her service and wished her well. The board agreed that a temporary replacement is necessary. Ryan Neenan has volunteered to fill that role. The board voted 5-0 to approve Ryan as Acting Secretary. Formal election of a full replacement will take place at the next annual meeting.

Item 2: Snow Plowing

Due to a personal loss by its owner, the board has contacted Catmando Snow Plow Service to verify he would continue our snow blow service for this season. Rich made the call and confirmed that they will continue service.

Item 3: Bulletin Boards

The Bulletin boards have been placed. Landscaping needs to be done around the bases, and will be done in the spring. The Social Committee will continue to take care of what the bulletin boards display. John has been given the extra key.

Item 4: Trespassing on Property

Ryan had expressed concern over a growing number of outside ATVs driving on our roads and in the area between Springwood and Wedgewood where the retention pond is located. Any damage to the drainage in the retention pond area could bring fines and/or be costly to fix. Many of the ATVs seem to be non-BHW residents, and many have trespassed on BHW home owners land.

- Rich has talked to the state police who have said it is our responsibility to get pictures of trespassers and report it to the police so they can follow up. The board agreed to research the use of trail cameras to document trespassing incidents. More discussion is needed on placement and purchase. Discussion will continue at the next meeting.
- It was agreed by the board that signage is necessary to deter trespassing. Rich and John discussed cheaper aluminum signs vs. "municipal grade" signs. More research on cost and exact wording will be forthcoming and discussed at the next meeting. Placing signs may require poles if one does not exist or if a tree is not in a good location to hold it. It was agreed that it seems 5 signs may be needed: one at the cul-de-sac on Springwood, one on the cul-de-sac on Wedgewood, one in between these cul-de-sacs at the Retention Pond, and 2 in the Cul-de-sacs off Blue Heron Way with public property.

Item 5: Violation of Use Restrictions

The board will draft and send a letter to two homeowners that are in violation of Section 6.02 from the Declaration of Protective Covenants.

Item 6: Trespassing Warning

The board will draft and send a letter to a non-BHW resident who has repeatedly trespassed on BHW roads with unleashed dogs. Electronic leashes are not the same as real leashes.

Item 7: Student Drivers

Rich noted that he has spoken to a driver from an outside private company who has been using our roads for students who are practicing driving. Rich commented that the driver agreed not to use the roads and he has not seen them since.

Item 8: Vacation Rentals

The ongoing discussion about what rules BHW needs to establish to police vacation rentals was continued. The board agreed that rules need to be set now before rentals become a big problem in the community. Communication with Lackawaxen township has not yielded any progress on a township wide rule. Thus, the following ideas were put forth for discussion to establish BHW specific rules:

- For our purposes, "Vacation Rentals" encompasses short term rentals, usually less than 1 months' time.
- Only members in good standing (e.g. dues up to date) are eligible to rent
- A fee will be charge yearly to anyone who wishes to rent their home throughout the year. The fee will be nonrefundable. The amount is TBD.
- Potential Renters must register with BHW before renting. This registration will be renewed every year.
- Tenants may not park on the street.
- Restrictions will be put in place to limit the amount of tenants – most likely 2/bedroom of the house.
- Land owner is responsible to any damage or fines caused by the tenants.
- Noise restrictions will be put in place for tenants. This includes fireworks.
- ATVs will not be used by any tenants on BHW roads.
- Land owners must give a copy of the Rules and Regulations of BHW to all tenants.

More discussion on these rules will be happen at the next meeting, with a formal write-up and adoption in the near future. Dissemination of these rules when adopted will be through some kind of mailing or email to all land owners.

Item 9: Road Maintenance

Rich has set-up once again Pocono Spray Patching to patch our roads at some point before the end of the year. Discussion about future road maintenance briefly followed. Alissa commented that future budgets will have to start putting aside more money for future repaving necessities.

Item 10: ARC Update

Wil and Rebecca commented that there are two houses almost complete, and one that has started recently but has a foundation pad already installed. They commented that the established building permit procedure outlined in the ARC Handbook is not being followed by many builders. One builder may also go over the one year limit on the permit, causing a renewal. The question of enforcing our procedure was discussed.

Item 11: Future Meetings

As schedules allow, a future board meeting will be scheduled at some point in the near future to revisit some of the above items.

There being no more business, the meeting was adjourned at 12:02 PM.

Ryan Neenan