

**BLUE HERON PINES HOMEOWNERS'
ANNUAL MEETING MINUTES
JANUARY 11, 2023**

Robert Mueller, President, calls to order the Annual Meeting of the Blue Heron Pines Homeowner's Association for January 11, 2023, at the Blue Heron Pines Golf Banquet Room.

Robert Mueller; President, Ernest Jubilee; Vice President, John Maczonis; Treasurer, Trish Haines; Secretary and Robert Trapani; Trustee are in attendance from the Board of Directors. Norma Meyer and Erica Moore are in attendance from DiLucia Management Corporation.

John confirmed that a quorum was established.

Trish Haines motioned to approve the Annual Meeting Minutes of January 18, 2022. Seconded and unanimously approved.

SECRETARY'S REPORT

No secretary's report.

TREASURER'S REPORT

John Maczonis reported that the 2023 budget will increase dues to \$138 with a total budget of \$484,348. The largest expense is the Landscaping and Irrigation at \$210,738. Another large expense was Professional Services, which includes auditing fees, the management contract, and legal fees, which is \$57,714. John recapped some of the issues Bob mentioned that impacted the increase. The Operating Account is currently at \$25,880, the Reserves as of 12/31/22 is at \$95,000 and the CD is at \$101,000. Reserve CD is coming due, and we will work with TD to get best savings rate available for the time frame of 12 to 15 months. We will continue to analyze the Reserve Fund needs based on the long-term repairs/ replacements that have already been made. A side-by-side comparison of the 2 insurance coverages policies was reviewed. Our new policy is \$6,000 less (20%) and provides acceptable coverages.

PRESIDENT'S REPORT

Bob thanked everyone for another successful year. 2022 was a challenging year, but everyone pulled together to keep Blue Heron Pines operating as smoothly as possible.

Bob spoke on the 2022 challenges that impacted the budget. Waste Management wanted a 100% increase from \$43,000 to \$86,000. With the help from DiLucia, Blue Heron Pines ended the contract with Waste Management and entered a new one with CTR, saving the community \$30,000.

Bob advised that a motion is needed to confirm the changes in the reserve account. In order to sign with CTR, it was necessary to borrow \$15,000 from the reserve account so that they could purchase trash and recycling containers for the community. There was not \$15,000 in the operating account and the board was advised by DiLucia's accountants and Blue Heron Pines auditor that they were permitted to borrow this amount from the reserve account, so long that it is paid back. They originally budgeted to contribute \$68,238 to the reserve account in 2022, but it will be reduced to \$45,492.

Ernest motioned to borrow \$15,000 from the Capital Reserve to pay CTR for new trash and recycling containers, since the operating account did not have enough funds to cover the cost. This money will be paid back in two installments. \$5,000 was paid in October of 2022 and the remainder, \$10,000, was paid in January 2023. The motion was seconded and unanimously approved.

Bob continued to discuss the other items that affected the budget. The landscape committee went out to bid for the 2023 and 2024 contract. It was a rigorous bidding process, with the board awarding the contract to Fresh Cut, however, the cost for services did go up. The cost will remain the same throughout the two years. Snow removal for 2022 was also a concern, as the cost was 4 times what was budgeted. The board also needed to change pool companies due to several issues. The contract was awarded to Vassir, but it was \$8,000 over the budgeted amount.

Bob informed everyone that the pool was visited 2,541 times in the 2022 season, with 83 residents using it during the two weeks after Labor Day. Pool usage numbers were similar to last season, with 2,560 visits in 2021 and 210 residents visiting after Labor Day.

Bob discussed the 2023 budget impact. They reduced the reserve contributions for 2023 since they have already replaced or repaired most of the items, with the exception of the roof. A new reserve study will be due in 2024. At that time, the board will discuss the reserve account with Becht Engineering. While the landscape and trash contracts did increase, the new amount is locked in for 2 years. CTR does have a provision for an increase due to cartage fees imposed by the ACUA if they are increased. The board went out to bid for a new insurance company and was able to secure the same policy with a new company, but for a cheaper rate. They also decided to reinstate the contingency account, as not having one for 2022 did not work out well. With all of these challenges, dues were increased for 2023.

The last item Bob discussed was an update on cannabis facilities in Galloway. The township set up a Cannabis Zone, which unfortunately does sit close to Blue Heron Pines. BHP volunteers have put in hundreds of hours of research, visitations and work to help limit any negative impacts on the community. They worked with Township Cannabis Committee, where they worked together to craft Galloway Township Cannabis Operations for Indoor Cultivation. Unfortunately, the Township is considering allowing outdoor cultivation, but the BHP committee will continue to work closely with the township to limit negative impacts.

MANAGERS REPORT

Norma mentioned that it has been a pleasure working with the Blue Heron Pines community, board members, homeowners and committee chairs and members. It has been a wonderful 15 years and DiLucia looks forward to the years to come.

NEIGHBORHOOD WATCH

John DeMarco, Chairman of the Neighborhood Watch, mentioned that his team consists of 19 very dedicated members. They work closely with GTPD to ensure the community is staying as safe as possible. The committee acts as eyes and ears for the police department, and that the department respects and supports the committee.

John advised that the community has been safe over the years thanks to help of the committee and GTPD. Always call the police department if you have any concerns and let them decide if it is something

to look into. He reminded homeowners to take advantage of the GTPD property check service that they offer. It is a great service that brings a police presence to the community that helps deter crime.

John notes that scams are on the rise with some pretending to be government employees. Do not feel threatened and if you are concerned of the validity, immediately hang up and contact your local police department directly.

John mentioned that they had two NJMVC Mobile Unit visits in 2022. Overall, they were very successful with minor hiccups. They are hoping to bring them back in 2023, as the residents enjoyed the service.

John introduced Officer Kevin Jorgensen with the GTPD. Officer Jorgensen thanked the community for having him and thanked the Neighborhood Watch Committee for all the work that they do. The police department is very appreciative of their efforts, as they make their jobs a lot easier. Over the past month, there were only 44 calls for the entire community, compared to other communities where they can receive 44 in a week. Officer Jorgensen presented all members of the committee with certificates, again thanking them for all their hard work.

ADRC REPORT

Ed Mauthe thanks the ADRC committee for all they did this year. It was another successful year of keeping the exterior of the community in compliance with the covenants.

The ADRC was conceptualized with the covenants at the same time as the board. It is an important committee within the community that maintains the standard of a living everyone enjoys.

Over the last 2 years, 160 applications have been submitted and approved. He thanked the homeowners for taking their time to submit their applications and work with the ADRC for approval. He is excited for another successful year.

Ed reminded everyone that all exterior changes require an application and approval. Any work that needs a township permit will not be approved by the township if the owner does not bring an approved ADRC application with them. He also reminded everyone that some work may require an irrigation inspection, and to be mindful of this when doing any projects in the front of the home.

The Committee is planning to start their yearly inspections in April.

CLEANUP COMMITTEE

Jim Young informed everyone that clean-up is year-round, however, with spring around the corner, more trash will be visible than typical. The committee still needs more members to assist and encouraged those interested to reach out to him. The BHP Clean-up Committee was awarded 1st place by the ACUA and continues to receive their help with cleanup efforts.

RECREATION COMMITTEE

Laurie mentioned the schedule of events for 2023.

- April 15th – Ladies Tea, 2PM

- May 28th – Memorial Day Pool Opening, 12PM. The event will not be catered and attendees will be asked to bring a dish.
- July 22nd – Luau/ DJ Dance Party, 6:30PM
- December 3rd – Holiday Cocktail Party, 6PM

Additional information for each event will be placed on a flyer and handed out to every resident as the event approaches.

LANDSCAPING COMMITTEE

Roy Aungst, chairman of the landscape committee spoke about the year:

- The landscape committee is an essential part of the community that works tirelessly to maintain beautiful grounds.
- The committee went out to bid for the 2023 and 2024 contract and unanimously decided to award Fresh Cut the contract. They are expecting a successful 2 years.
- The community has 8 well locations. Two wells were replaced last year, and repairs were made to a well on St. Andrews. The wells are 25-30 years old and they expect more replacements/repairs to continue in the following years.
- He felt that it was a successful year with Fresh Cut and is overall happy with their business. There were some issues that needed to be smoothed out in the beginning of the year, but Fresh Cut was great at keeping in touch with him and fantastic at correcting any issues brought to their attention. He feels that they offer exemplary service, are very responsive and provide a service everyone can be proud of.

ELECTION RESULTS

A quorum was established for the election. Linda Taylor was elected to the board. Bob was thanked for his years of service, dedication, and care for the community. He will be missed on the board, and everyone wished him well.

HOMEOWNERS' COMMENTS

Laurie Kennedy (607CC) asked if there was a change in insurance coverage with the new company. John Maczonis advised that they were able to get the same coverage, just for a lower cost for the coverage.

Joy Jansson (495CC) inquired about the location of the proposed outdoor cannabis facility in proximity to Blue Heron Pines. Bob informed her that it would be a few miles away and should not have much of an impact on the community, but they will stay close to that one as well.

John Valek (649CC) mentioned the safety risk the cleanup committee faces when attempting to cleanup, especially on Tilton Rd. He asked if it would be possible to receive assistance from the police department to help ensure their safety, as members were almost hit on several occasions. John DeMarco will speak to Officer Jorgensen regarding this.

John Valek (649CC) and Tom Cerbo (511CC) brought up concerns regarding the dirt/ mulch piles that the golf course keeps in their parking lot, as it has a negative impact on the appearance of the community. John Maczonis noted the sand pile along Country Club Dr. has been removed. The 9th hole cart path

wooden rail has been repaired where needed. Shawn from the golf course had met with Bob and John and has been very accommodating.

George Ordille (480CC) inquired about the hole on the pool deck. Management will follow up with the repair.

Michael Baker (485CC) asked if text messages could be sent instead of voicemails, as he believes it would be a better way to send out communication to everyone. Management will look into this.

ADJOURNMENT

Ernest motioned to adjourn the meeting at 8:32 pm. Motion was seconded, all in favor.

Respectfully Submitted,

DiLucia Management Corporation

Accepted by:

Blue Heron Pines Homeowner's Association