



Blue Knob Ski & Country Club

PO Box 74
Claysburg, PA 16625

HOA Meeting Minutes

Date: May 30, 2025

Time Called to Order: 8:07 PM

Board Members Present:

- Jacinda Boone – President
- Joe Matiko – Vice President
- Georgia Lythgoe – Secretary
- Judy Ciampa – Treasurer
- David Lee – Member at Large
- Johnette Keiser – Bookkeeper

Approval of Previous Minutes

Date of Previous Meeting: April 10, 2025

- Motion to approve by Judy Ciampa
 - Seconded by David Lee
 - Motion carried unanimously
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Board Updates

- Acknowledged **Bill Dwyer's resignation** dated May 15, 2025
 - **Welcome back Joe Matiko!**
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Treasurer's Report

- **Checking Account Balance:** \$60,563.51
- **Live Oak Account Balance:** \$119,689.27

Assessment Status:

- 69 homeowners paid in full
 - 23 homeowners on payment plans
 - 4 homeowners unpaid:
 - Two are in collections
 - Two are making payments
 - One Unit: 120-day grace period expired May 12. Jacinda will contact owner for a status update before any fines are considered
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Projects Update

- **Electrician Brad Krater** will fix the entrance light pole. Relocation of the pole is being considered.
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BKA Update

- Next BKA meeting: **June 7th at 9:00 AM**
 - Georgia Lythgoe and Joe Matiko will represent Phase I. Meeting was rescheduled and Joe will attend.
 - Discussion of **\$13,585.00 contributed to the road fund** over several years — potential for fund return
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Indoor Pool/Hot Tub/Sauna Report

- **Robert Gates** sold his condo; closing on June 13; will step down as President

- All indoor facilities operational
 - **Indoor hot tub** retains a solar cover as it struggles to hold heat
 - **Tennis/pickle ball courts** and **outdoor pool** are managed by BKA
 - **Outdoor pool** opens **Monday** for the season
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Old Business

- **Carpet/Walkways:** Project will avoid holidays; start after Memorial Day and finish by July 4 (weather dependent). This project is delayed, due to weather.
 - **Trash Bins:** No support for centralized “dumpster farm”; current setup to remain
 - **Gutters/Membrane:** Gutters completed; membrane project delayed due to rain — expected to begin next week
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Insurance

- Recent inspection completed; awaiting recommendations
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New Business

- **Annual Homeowners Meeting:** Need to verify schedules of other Boards before finalizing date
 - **Pool Key Cards/Property Management/Maintenance Billing:**
 - Motion by Jacinda Boone:
 - **2-bedroom units** receive 2 key cards; can purchase 1 additional card for **\$50/month**
 - **1-bedroom units** receive 1 key card; may purchase 1 additional card for **\$50/month**
 - Charges to be **billed by Phase II** for access to Phase II pool
 - Motion carried
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Next Meeting

Date: July 31, 2025

Time: 8:00 PM

Adjournment: 9:58 PM