

Status Report Update as of June 2026

UPDATES IN BOLD

| #  | Strategic Focus Area  | ST/LT Goal   | Responsible Party | LRPC Owner       | STATUS  | Comments   |
|----|---|--|-------------------|------------------|---|--|
| 1  | Execute Reserve Plan  | Update 2021 Reserve Study  | Tom Anderson      | Madeline Ligenza |    | Updated Reserve Study complete, approved by BOD and posted on Member Website. <b>NO CHANGE since 5/26</b>  |
| 2  | Execute Reserve Plan  | Align Capital Expenditures with the Reserve Plan   | Tom Anderson      | Madeline Ligenza |    | Reserve Study was incorporated into the <b>2026-2027</b> Capital Expenditure plan budget. In the future the Reserve Study will be used for Capital Expenditure annual budgeting.   |
| 3  | Execute Reserve Plan  | Budget and Implement plans for assets on the reserve plan for <b>2026-2027</b>           | Tom Anderson      | Madeline Ligenza |    | Reserve Study was incorporated into the <b>2026-2027</b> budgeting. In the future the Reserve Study will be used for annual budgeting.   |
| 4  | Execute Reserve Plan  | Prioritize assets due for update in the next 2-5 years                                   | Tom Anderson      | Madeline Ligenza |    | Annually BCLCA will continue to include a 3 year anticipated capital expenditure plan. This plan will be based on the Reserve Study. <b>NO CHANGE since 5/26</b>   |
| 5  | Execute Reserve Plan  | Ensure funds are in place for projects for the next 2-5 years                            | Tom Anderson      | Madeline Ligenza |    | The BOD is evaluating the annual reserve funding required to support the capital expenditures in the Reserve Study. <b>NO CHANGE since 5/26</b>  |
| 6  | Preserve the lake and maintain the dam                            | Continue L&D committee's Fishery Management Program                                      | Talon Fogal       | Jim Creighton    |    | Continue to follow the recommendations of our aquatic consultants, AEC, with regard to stocking and catch & release suggestions included in their most recent BCL Fish Report. <b>NO CHANGE since 5/26</b>   |
| 7  | Preserve the lake and maintain the dam                            | Develop and evaluate design plans for dam and spillway                                   | Talon Fogal       | Jim Creighton    |    | Spillway recommended and approved by the Board for a mitigation plan but will not be executed until required by the State. Annual Inspection completed 10/06/2025 <b>NO CHANGE since 5/26</b>  |
| 8  | Preserve the lake and maintain the dam                            | Storm water run-off mitigation plan  | Talon Fogal       | Jim Creighton    |    | Continue to monitor and evaluate opportunities to enhance storm water run-off mitigation for lake edges (Boat Ramp, North/South Beach and Dam). <b>Remediation at Dam Park planned in 2026.</b>  |
| 9  | Preserve the lake and maintain the dam                            | Investigate the need to dredge the lake  | Talon Fogal       | Jim Creighton    |    | Recent bathymetric study by AEC in October 2025 will be used for possible dredging mitigation plans. <b>NO CHANGE since 5/26</b>   |
| 10 | Continue development of the comprehensive community land use plan | Investigate land use possibilities for recreation, preservation or other beneficial uses | Madeline Ligenza  | Madeline Ligenza |    | <b>BCLCA continues to appeal the initial ruling in favor of Mr. Marsh. No timeline for final resolution as of 5/26.</b>  |
| 11 | Update BCLCA governing documents                                  | Potentially develop new Declarations   | Rand Asher        | Madeline Ligenza |    | Underway, Declarations to be updated as needed to support the needs of the community and comply with changing applicable law. <b>NO CHANGE since 5/26</b>  |
| 12 | Update BCLCA governing documents                                  | Potentially develop revised Rules and By-Laws  | Robert Alston     | Madeline Ligenza |   | Review of the current Rule Book, with the goal to make them more understandable and concise. By-laws will follow a similar review in the future. <b>On-going project, no change.</b>   |
| 13 | Develop Pool/Aquatics Facility Plan                               | Execute Board approved pool campus plans   | Wylie Johnson     | Madeline Ligenza |  | <b>Phase One of the pool house construction almost completed as of May 2026. Contract done for pool construction starting september 2026. Anticipated completion of the overall pool project by 2027. A Project Manager will remain involved until project completion.</b> |
| 14 | <b>THREAT MITIGATION</b>  | Execute the Comprehensive Storm Water Management Plan                                    | Robert Alston     | Madeline Ligenza |  | Special Projects Committee assigned. <b>NO CHANGE since 5/26</b>   |
| 15 | <b>THREAT MITIGATION</b>  | Develop a comprehensive Short-Term Rental (STR) Plan                                     | Harry Hartley     | Madeline Ligenza |  | Proposed change to Declarations establishing a waiting period for new home purchases to become STR's is under review by the community. <b>NO CHANGE since 5/26</b>   |
| 16 | <b>THREAT MITIGATION</b>  | Compliance with DEP dam and spillway regulations   | Talon Fogal       | Jim Creighton    |  | Selection recommended and approved by the Board for a mitigation plan but will not be executed until required by the State. <b>NO CHANGE since 5/26</b>  |