

BLUE MOUNTAIN PROPERTY OWNERS' ASSOCIATION

MINUTES OF THE 2014 ANNUAL MEETING

AUGUST 17, 2014

OFFICERS AND BOARD MEMBERS PRESENT: James McManaway (President); Nynette Rourke (1st Vice-President); Jon Morrison (2d Vice President); Mike Veasey (Treasurer); Jack Davis, Jim Critcher, Rob Linnenkohl, and Tim Winfield (Members at Large)

OFFICER ABSENT: Carl Herz (Secretary) (prior commitment, excused)

The meeting was called to order by the President at 1330 hours, 17 August 14.

REPORTS

PRESIDENT'S REPORT

- The President opened by announcing that since proxies had not been sent out for this meeting, no votes could be conducted on issues. This was an informational meeting only.
- The President had all officers and board members introduce themselves. In addition to the positions they hold, the following members identified themselves as being responsible for the noted activities: Rob Linnenkohl (Webmaster); Jim Critcher (Newsletter); Jon Morrison (Recreation); Jack Davis (Nominating Committee, Architectural Review Committee, and Firewise Program); Tim Winfield (Delegate at Large).
- The President announced that Pat Smith had placed information on the County Emergency Response Training on the table in the front of the room for all interested parties to take.
- The President provided an overview of road maintenance and said more detail would be provided by Pete Plourd. A lot of damage to the roads was done by the harsh snows this past winter. We overspent our snow removal budget by almost \$20K. We also learned that the paved roads are on the western slope of the mountain don't get as much sun so the ice stays longer. Blue Mountain and Freezeland roads may be clear but we are still treating the paved roads. Still our snow removal is far ahead of state removal efforts in the area.
- The President talked about the lake. To deal with the algae we put in more carp this year but many of them "escaped" the lake when the water got too high as a result of a clog in the overflow system. As a result, algae is growing back and we will have to add more carp. As for the dam at the lake, state regulations are a moving target. This year, we have had to cut down every tree within 25 feet of the dam because the roots can weaken the dam.
- The President explained that the 90 acres of recreation area near the tennis courts are a prime area for those riding 4 wheelers and other types of ATV. They cause significant damage. In

response, the board has agreed to no longer mow most of that area but to let it return to its normal vegetative state.

- The President noted the significant improvements that have occurred at the lodge with the addition of the handicap ramp and new doors. Although there is one more door to install, the lodge is now ADA compliant. The President also complimented Pete Plourd who maintains the grounds. Finally, he noted that the contract cleaning crew for the lodge does a fantastic job.

TREASURER'S REPORT

- Mike Veasey noted that he was also the acting secretary for this meeting due to Carl Herz' absence.
- The Treasurer gave a detailed report of income and expenses for the year. That report is attached. Overall, we are in good shape. The year began with \$85,768 carryover and it had revenue of \$124,636 for an operating budget of \$210,405 (rounded figures). We had total expenses of \$147,822 which leaves a carryover for next year of \$62,583 (less any bill payments between now and August 31, the end of our fiscal year). We also have \$20,000 set aside to purchase a CD to add to the \$71,459.94 in CDs that we have set aside for emergency purposes.
- The Treasurer also reported that our assessment rate for next year remains the same and has been approved by the county. This is the 6th year in a row that no increase in the rate has been necessary. Of the 9 sanitary districts in Warren County, three of them did raise their rate last year. Also, 6 of the 9 charge more per undeveloped lot than Blue Mountain Sanitary District charges. And, although the rates for improved lots vary, the sanitary district assessment on a hypothetical home valued at \$100K on a single lot would be higher in 5 of the 9 districts and less in 3 (but only \$10 less in one of those three). When considering this fact, it is wise to also recall that the level of service on roads and recreation areas is much better in Blue Mountain District than in the others.
- The Treasurer answered a question from the floor about whether he knew of any major expenditures we had to make in the next 5 years. The answer was that the dam requirements are a big unknown but other than that, the potential need for a barrier at the lodge near the drop off is under review and may be a potential expense.
- The Treasurer then gave a security update since he monitors the security contract. We increased the guard hours and staggered them in order to deny predictability to potential abusers of our recreation area. The results have been favorable in that there have been fewer incidents of misbehavior, less littering, and fewer attempts at unauthorized use. So far, 1151 authorized personnel have used the lake and 112 have been turned away. One repeat trespassing offender has a court date of 27 August.
- A member then asked the President why four wheelers couldn't be driven on the mountain. The reply was that it is clearly prohibited in the covenants plus there are insurance ramifications and the overall issue of destruction of property.

ROADS COMMITTEE REPORT

- Mr. Plourd reported that he thinks the roads are in the best shape they've ever been in. There was some recent rain damage but the new ditches that have been dug limit the damage significantly. There are, however, 54 roads on Blue Mountain and there is a chance that he might miss something. If that is the case, please contact him via email or Facebook and he'll take corrective action.

RECREATION COMMITTEE CHAIRMAN REPORT

Mr. Morrison reiterated the President's comments about the lodge meeting ADA requirements. He said it took 3 years but we made it. There is still work to do: the front door needs a tie back, a side door will be installed in the Fall, we need dedicated carts to store and move chairs, we are thinking of taking part of the kitchen and making it a board room, and the loading dock needs maintenance. The new gate on the loading dock, however, brings it up to insurance company requirements.

Missy McManaway then expanded on the lodge comments. She highlighted the new light globes in the main room, new accouterments in the bride's dressing room, etc. She also said that there were 6 weddings booked for the lodge this summer. Further, BMPOA members no longer need an ABC license to serve alcohol at functions they host in the lodge. The \$1 Million dollar insurance policy for each event is, however, still required. Finally, the electrical has been upgraded so that if a renter desires, they can hire portable heat and/or air conditioning for their event, thus elongating the rental season. Rental rates could vary from \$75 for minimal air conditioning (fans) to over \$1200. One member asked who pays the electric bill for such support and the issue was left for further analysis since it hadn't been considered. Finally, Missy acknowledged the excellence of the cleaning team.

ARCHITECTURAL REVIEW, COVENANTS ENFORCEMENT, NOMINATING COMMITTEE REPORTS AND FIREWISE PROGRAM UPDATE

Mr. Davis gave the report for all four areas.

ARCHITECTURAL REVIEW

The Chairman reported that over the past year we experienced the first indications of renewed interest in both new housing starts as well as major additions to existing structures. In cases of new construction property owners, usually contractors, have not contacted us for approval. However, due to the diligence of fellow members the Committee was tipped off to activity and preemptive letters were mailed out before things progressed too far. In the case of major additions like garages, new living space, etc. most property owners are submitting their plans to us in advance and all were approved. In one case things fell through the cracks but the addition is fully up to county, community and committee standards. Mr. Davis emphasized that we need all members to remain alert to indications of a major addition, or any new activity on a vacant lot, and call us immediately – especially if they see a new building permit. Call and leave a message at 941-346-5253 or email the board at: bmpoaboard@yahoo.com.

COVENANTS ENFORCEMENT

Last year Mr. Davis reported several violations of our covenants which were mostly non-approved auxiliary buildings--- some of which were in front yards and one case of multiple unlicensed and apparently inoperable vehicles in front yards. In two cases the owners ignored our requests to correct the situation which were then turned over to Warren County for enforcement of ordinances. Those problems have been resolved. Within the past month one report was received of loud partying and gunfire between 1:30 and 3:30 a.m. The Treasurer helped us trace down the new owner who received a letter educating him that further violations will be phoned immediately to the Sheriff's Dispatcher for investigation. Mr. Davis emphasized the importance that members immediately call in such violations of county ordinances to the Sheriff at 635-2547 and follow up with an email or phone call to the board at bmppoaboard@yahoo.com.

Committee and Board members cannot keep track of everything that is going on in our 900 acre subdivision on 15 miles of roads. We need your help to keep our community a safe and pleasant place to live. Loud late night parties, discharge of firearms, fireworks, open burning, unapproved construction, and piles of debris and garbage are not only unsightly and disturbing, they are a violation of county ordinances. Whatever members allow to go unchallenged or unreported is what members will end up living with.

NOMINATING COMMITTEE

In the past year there was one change in board membership. Due to the press of personal responsibilities Krista Adanitsch resigned as Secretary and the Nominating Committee recommended to the Executive Board that member Carl Herz be approved to fill that vacancy. The Board approved that recommendation.

This is an election year and all current members of the Executive Board have agreed to serve another term. We received no nominations from association members by the 1 July deadline. Mr. Davis called for a show of acclamation by members present to reelect the current board for another two year term. The membership unanimously acclaimed the following members: James McManaway, President; Nynette Rourke, First V.P.; Jon Morrison 2nd V.P.; Mike Veasey, Treasurer; Carl Herz, Secretary; and Members At Large Tim Winfield, Jim Critcher, Rob Linnenkohl, and Jack Davis.

FIREWISE PROGRAM

The winter of 2013-2014 was one of the most challenging in decades. Snow and ice storms brought down many thousands of branches and trees which were added to the fire load. We requested and received a grant from the VDOF to chip as much of the deadfall as members would pile up. We extended the deadline for piling up the deadfall from late Dec to early Jun and members did a heck of a job doing just that. The chipping which normally takes two days took about five days. On the negative side, the County Fire Chief sent a pumper truck up to check out the turn around on Old Sawmill and reported back that it wasn't big enough. The truck had to back up a good ways to turn the truck around. A continuing goal for 2014 is to make that turn around big enough for a fire truck to get in and out safely.

Finally, on a different topic, Jack reported that last fall, Sandy Chauncy volunteered to organize the official files of the Association going back 60 years. The results will be reported in an upcoming newsletter. Our thanks to Chauncy for taking on this challenge.

NEW BUSINESS

- The President reported that we may end up paying our fair share for paving the remainder of Tomahawk Road. There is no figure yet from the county for this but it should be minimal. Shenandoah Farms pays 75% and the county pays 25% (and we pay a small percentage of the county share).
- The President announced that he was going to have a committee review the by-laws for updating and that one of the areas that he wanted addressed was the necessity (or not) of having proxies.
- Mr. McManaway gave an update on the plan to pave Route 638. Funds are in the 6 year plan. The initial effort is to begin at Bragg and pave 1.1 miles from Bragg to the hairpin turn. This is scheduled for 2015. The second phase is to complete the paving to Freezeland and it is scheduled for 2019. Of course, the funding situation can change for any number of reasons. Paving would be to the rustic road standard. A member questioned as to whether guard rails were planned for and the President indicated that he did not know but he would try to find out.
- A member brought up an item for information to the community. He was the victim of vicious vandalism about a month ago. Someone broke into his house and caused \$30K in damage, breaking every plate, etc. He is looking for help in identifying who did this. Interestingly, there was no theft involved, just malicious destruction. If you have any information, please call the Sheriff.

OLD BUSINESS

The President updated the community on the issue of the need for/desire to put up a barrier of some sort at the lodge to deter people from getting too close to the ledge. He announced that the board tabled the issue until outside counsel, to wit: the county and the insurer, could be consulted. After that assessment, the board will get back to membership. Mr. McManaway noted, however, that at the last assessment, the insurance inspector was more concerned with the loading dock than the cliff. Members raised the following issues:

- One member wants the insurance recommendation in writing
- One member stated that he would feel horrible if a child got hurt out there
- One member wanted to know how "it will work". Will there be a community vote? How will the decision be made? How will the design be chosen? She stressed her opinion that the community at large should be consulted on such a major decision.

There being no further old business, the meeting was adjourned by the President at 1500 hours.

Minutes taken by and prepared for the record by Jackie Veasey.