

BMPOA Annual Meeting Minutes 2020

August 16, 2020

Recorded by: Sarah Vernier

Board Members Present: Greg Young, Mike Veasey, Jonathan Morrison, Jim Cook

Number of residents in attendance: 9

Called to Order: 1:00PM

Jim McManaway's last year of participation in the BMPOA as a board member. His 30+ years of services as a county supervisor promoting the wellbeing and growth and success of Warren County is noted. He has done a significant amount of work for the community and individuals in the community. His dedication is highly appreciated and he will be missed on the board.

Jack Davis discusses fiscal effort regarding how many lots are in the community. He wants to use the number to minimize the requirements for the firewise program. Mike has a spreadsheet with the info which will be emailed to the secretary. Since the beginning of the firewise program, we have had a significant challenge to work to improve fire safety in the area. Requirements are getting stricter over the years - they're trying to require the equivalent of 1 hour of work for each unit, equalling a total of \$8,000. This may require some help from Mike Veasey to review the numbers to know how much was spent on the effort, and also providing a date when it was cleared, due to the difference in fiscal years. Chipping costs will also need to be evaluated to see what the total monetary amount was spent chipping. Jim Cook also discusses whether or not we need to continue with the program. Greg moves to continue supporting the firewise program until the issue is reconsidered. Jonathan Morrison seconds. Approved without objection. The evacuation plan has been sent out. If someone did not get a copy, Jim has extra copies if they're needed. Evacuation route signs are also available, and we need some idea of where to put these. They will discuss with Warren County Rescue to coordinate where to put them. Jack Davis is also recommending Jim to take over for him as the firewise program president. Jim has agreed to take over the position of president of the firewise program, and would like to have other people on that board. Jim and Jack will discuss this.

Financials: Mike Veasey discusses financials. They are sent out monthly, and Mike would be happy to go over reports with individuals who want to. Blue Mountain Sanitary District has cost 217716, some was inflation, and the county has overpaid us. See financial report (also posted on the website bmpoa.org) Mike again invites to go over the details with anyone who would like to review them. BMPOA has started with \$44,000, and have gone through \$17,000. Most expenses from weddings that we had to cancel (COVID or otherwise).

Roads: Carl Herz sent over a roads report to the secretary and is as follows:

Roads report: With an updated website, BMPOA has the ability to solicit feedback from residents via the /roads page on road maintenance issues and concerns. This has been a valuable tool to help gauge and coordinate maintenance needs and issues. Please be aware of this tool and continue to use it at any time as a way to directly report your concerns to the appropriate people.

With the exception of some isolated spots in areas 1, 2 and 3 (Far View up thru Rocky Springs across to Cresthill) the bulk of this year's planned road maintenance is complete. Area 4 is currently in progress. There will be several culvert installations later this year as well as the inevitable unplanned corrective maintenance such as pothole filling and ditch clearing. Road signs that identify our private roads and post a suggested speed limit have been installed in several positions, strategically located at entrances into thru-roads owned wholly by BMPOA.

We will be soliciting contract proposals from local, licensed equipment owner/operators to assist us with road maintenance in the future. We are seeking to add to our capabilities and capacities, ultimately to increase efficiency and quality of road maintenance for our association. If anyone cares to make a recommendation for a contractor, please do so by submitting the form on the /roads webpage.

Additional comments regarding roads: Greg Young believes we will look at bigger vendors, as well as the traditional route for keeping the roads maintained. Suggests findings owners that own heavy equipment that are willing to help out. Jack brings up Trillium Trail, which Brian has attempted to fix. Trillium has several places where there's a steep hill and washing out badly, which in turn costs a lot of money to fix. He asks if it costs more to get larger gravel/stones, and says it may help to stay better than the smaller stones. Greg says it is the standard way to fix the road beds. Greg explains that Brian puts down the large stones and not compacts them down. Some people have had tires popped due to this. When done properly, the repair lasts longer with less change of a washout. However, we are still refining this execution and will take some time to amend. Brian is limited by his equipment and can only do so much.

Recreation Report: Sent to secretary by Carl and is as follows:

Recreation Report: The Pont du Polly footbridge at Deer Lake was replaced due to normal wear and tear, also that the heavy rains of the previous year had widened the creek underneath it, undercutting one end of the foundation. Boulder barriers and a security gate were installed at the upper recreation area to prevent unauthorized vehicle access. This area will be made accessible to owners by a process TBD that will ensure adequate control of and protection of potential future developments to the recreation area. At this time, vehicle access is unnecessary except for maintenance purposes. Several miscellaneous signs have been posted around the rec areas, regarding rules for fishing, dogs, vehicle access, etc. The diving platform in Deer Lake was repaired, several broken float cells were replaced, a new swim ladder was installed to it, and it has been re-anchored in the middle of the lake. The dock stairs, on the dam, as well as the first section of dock were recently replaced as they were badly worn and beginning to fall apart, with numerous broken structural elements.

The Lodge had incandescent string lights dangling under the ballroom which were in quite poor shape as well as too much electrical load so these were replaced with LED rope lights. We also solicited bids for refinishing the painted concrete floors of the lodge with a more attractive and durable coating from area professionals, but decided to table this item this year due to the reduced number of Lodge events because of the C19 pandemic.

Bev Pond posted sitrep on the page this morning. 3,377 visitors, 130 turned away (113 for no passes, 4 for dogs on a weekend, and 13 for other reasons). This is a 40% increase.

There has been destruction to the upper rec area and we have been able to pinpoint who this is and the Warren County Sheriff has contacted them. No further issues since then. Suggestions include possibly locking it up at night. Greg mentions the issue with people trashing the area back there as well. The board has been looking up ideas on how to have a functioning but pleasing area to discourage the use of ATVs and other people from dumping items in that area. Construction debris has been found in that area as well. The area is known to be underutilized. In the long term future, the board would like to create a boulderscape and do one more gate in the upper parking area, or right next to it to secure that space. The long term plan for the area would be to use the space more wisely, such as putting a pavilion or picnic shelter with a barbeque area, and additional trash cans. Dan Zeman mentions he is not comfortable with having to walk all the way down to the tennis court to be able to run his dog in the tennis court area. He expresses concern about the area becoming "locked down" and that's it's under video surveillance. Greg correctly informs him that the cameras here have signs and are fairly obvious - and they're in use to catch repeat offenders. The sheriff is willing to help, but photographs and eyewitness testimony is what is needed. These have worked and the sheriff was able to confirm that these are the perpetrators. Greg is fine with having signs down here to inform the visitors that they are under video surveillance. Mike disagrees, and suggested that having people know that they are being recorded is an invitation for the cameras to be stolen. Greg mentions to give Dan the code to the upper recreation area so he can get in and use the tennis courts without issue. The board has focused on this area more than past years. We have taken down ash trees from the lodge, and next year have a service to get the Ash trees out of the rec area. We have removed a lot of lead paint out of the lodge and fixed the rails. Carl has taken out the outdated Christmas lights and replaced them with LED lighting.

Mike Veasey brings up elections. Up for election is the 2 year terms: president, 2nd vice president, directors, and financials. Nominations have all been opposed to replace Jim McManaway with Greg Young as president. Jonathan is running for Greg's 2nd position.

Old business: We are required to upgrade the Dam at Deer Lake. This was formerly Jim McManaway's project. We have found all of the paperwork related to this (engineer, plans, instructions, etc.) which is very helpful for this project. Carl, Jonathan, and Greg will try to turn that package into a solicitation to upgrade the spillway. There is a pipe that goes down into the dock and out the side, which may have failed, and water seeps into the dam, which in turn can potentially fail the dam. The lake has to be inspected, verified, and approved by an official to make sure we're in good standing with that.

The Blue Mountain Rd. Tower with the radio antennae issue is still waiting on the county to do something about it. They know about it but we have not followed up with this. However, we know this is not this property owner's first offense of this type.

New Business: None.

Adjourned: 1:51PM