

Blue Mountain Property Owner Association Annual Meeting

August 20 2017

Officers and board members present: Jim McManaway, Greg Young, Jonathan Morrison, Mike Veasey, Carl Herz, Jim Critcher, Jim Cook,

Officers absent: David Cook

Members in attendance: 19

Minutes recorded by Carl Herz

Called to order: 1:33 PM

Opening/General: Jim reads from the bylaws the meeting order and Carl Herz reads aloud the results of the 2017 Absentee Ballots, attachment available. Jim welcomes anyone to review 2016 minutes (printed) in lieu of recitation aloud.

Item: Jim will leave the President's report last, and begin with the Roads.

Roads Report, Jim McManaway:

Pete left the roads in good condition upon his retirement and Brian Schebisch is filling in in the meantime. The county road contract dissolved due to high cost and not meeting our expectations. Roads were doing well until this recent Friday night, with a very heavy local rainfall. This heavy rain scratched the roads up a little or a lot, depending on location.

Financial Report, Mike Veasey (BMSD and BMPOA attachments/handouts available)
Mike introduces himself as treasurer, and gives two reports. One is BMPOA status of funds (weddings/events, etc.) money to spend as we see fit, the other is the BMSD funds that are subject to audit and procurement/regulations/etc. by the county. These funds are collected by the county as your taxes. This is why there are two reports on your tables. BMPOA report first: Mike goes through the numbers, Income and revenue of ~\$16.6k, thanking Missy McManaway for her efforts of booking the lodge. Mike goes on to state that lodge repairs and upgrades are paid for out of this fund, ~\$14.3k available in the checkbook. Mike speaks of the abeyance figure when a booked event doesn't actually occur and the money is refunded. This amount is the abeyance, which means we still have over ~\$8k to spend. Questions? No. BMSD: Began with ~\$70.7k, revenue of ~\$182k, most of it are the SD fees (taxes): ~\$142k. The other source of funds this year are from storm Jonas, dumping a lot of snow and damaging our roads. FEMA declared an emergency for this storm and BMPOA applied for FEMA funds, who reimbursed the funds of ~\$38k. Pete Plourd took the FEMA adjusters around the majority of the roads and showed/described the extent of the damage. Applause for Pete/Mike. Mike: If any questions on these figures, please ask or discuss afterwards. Checking balance of ~\$150k. With consent of board at last monthly meeting, we are going to separate \$75k into a CD from our other available

funds. This will give us ~\$137k in reserve, or about a year's operating costs. A question from a member: How long of a CD? Mike buys 3 month CDs in case of needed expense. Total available funds of ~\$213k. Mike again asks if there are any specific questions and there are none.

Recreation Report, Jonathan Morrison

Jim McManaway introduces Jon Morrison who has everything but the weddings and the lodge events.

Jon Morrison: Usually there is a big project or two around the lodge, but this last year was just maintenance. Banged up doors, lightbulbs, etc. Because of all the rentals we've had, there has been a high maintenance load. The floors have been repainted, basement doors have been replaced and there has been mold remediation due to moisture issues. Jon Morrison is also working to solicit bids for a permanently installed HVAC system, which will be more cost effective. Jon Morrison describes the HVAC rental procedure, that they are paid for by the event reservations. We are still working to assess the cost vs. benefit of this, and otherwise, there has been a little work at the lake such as clearing the overflow and deploying the life preservers. That's just about all I've had to do this year, so here is Missy:

Missy McManaway: Missy thanks all of the others who support these efforts, Jon, Pete, Joe (Ciccolella). Usually we show the lodge on Sunday, every weekend, at 12:30 or 1:30 to potential clients, who are all impressed. We have seating for 100, so we turn down crowds larger. The A/C units are large and aren't pretty but they allow us to operate comfortably for these events. Big ticket items upcoming are going to be the chairs. The chairs are aging and scratching the floors. We attempted to buy more chairs at an auction but were outbid. If any ideas for these or others, let me know. Last year, we had 18 weddings and charged \$650 per. 2017 we have 19 weddings at \$850 per. 12 wedding already booked for 2018 at \$1050 per. We increase \$200 per year but it still appears that we're a low cost venue. Any questions? None. Missy thanks the audience.

Jim McManaway introduces ARC and Covenants Committees, as two separate committees but that they are closely connected. Jim introduces Jim Cook for the covenants, and Jack Davis for the ARC.

Jim Cook: I spoke with several members before meeting, and expected an earful. 95% of covenants violations seem to be from people who just aren't aware of the covenants. We're going to put them out there on the web page, facebook, newlester, etc., to ensure widespread knowledge of them. Real estate agents, etc, aren't passing this info along to homeowners. There are a few who have been very negligent over the last few years, and Jack Davis has been diligent in working with the county on pursuing these more serious matters. One more thing before the ARC, briefly on part of Firewise, you've probably seen that VDOF eliminated the grants that used to help us mitigate fire load by chipping. They are steering from prevention and more toward reaction. They are offering to assist in development of emergency evacuation plans, which is a good idea, but with the board's approval at last meeting we have decided to develop our own program of fireload mitigation. Looks like Oct/Nov will be the start time, several contractors gave us unacceptable offers, but we have found one that will work on time and

materials up to \$5,000, and this will all be put together and announced on the public channels. We will continue to be proactive and reactive.

Question from the floor: Exit plan off the mountain- Why would we be opposed to this? Jim Cook: I support both plans, but there is only grants available for the evacuation plan now. Part of it is turnaround for fire services equipment, etc., and many residents don't know about alternative routes off the mountain. The member with the question goes on to reiterate the importance of exit routes.

Jack Davis speaks to this some more: We didn't get any money for chipping this year, but they agreed to give us a grant which Jack Davis applied for and got for a formal evacuation plan. Money has to be spent by next summer, but fully expect that we'll get something out this year. I already have a draft that we've worked on. We have to coordinate with the county to determine how each/specific road should be evacuated, signage, routes, etc., and we're hoping to get all of that in to the plan. Jim and I have talked with the fire chief and it's arguable which of our roads may not be suitable for fire equipment to access fully. This is also being worked on. Question again from floor: those of us who have to evacuate can't stop to look at directions and may require signage or a safe place to get to. Another question from floor: Suggesting that people take some time to become familiar with the roads. Jack mentions the great map of BMPOA on the website. Jack: Another few things on firewise: I emphasize to the members to continue to email me to let us know where the piles are that need chipping. This is necessary so the contractors can get it done without looking all over. Don't expect that a pile will get picked up if it's not reported. Question from floor: Are we able to clear the edge of the road for visibility/safety, etc.? Jack: we took care of this two years ago. Question again: Since these are our funds, can we go ahead and do it and have it chipped? Jim Cook: Sometimes they haul it away sometimes they blow it in the woods, we decided that we're going to have them deposited at a site on BMPOA property for members' usage. Jack: Continuing on: This year is our tenth year in the Firewise program. We started off in 2007 and we are averaging about 70 piles for the first two years. These were the top two years. Now the average is about half the number of piles. The number of hours, 2776 hours reported over 10 years of members collecting deadfall, that's significant and converts to ~\$67k worth of effort that they're giving us back in grants, which has been about \$45k, and is significant. Jack hopes we get back on track with the chipping once we get the evacuation plan situated. Question from floor: As for the deadfall, when builders build sometimes there's a bunch of logs left on the lot. Is there anything that can be done to stop this? Jack: The covenants stipulate that all trees are removed by not burning, or be taken away, and if they remain that they shall be staged in an unobtrusive manner. There are several instances of issues where we have sent registered letters of violations to contractors. We have to have pre-approval for building starts so we can stay on top of this. Lots can be cleared in a very short time and the equipment is gone before material can be staged. Question from floor asks Jack to state his name, role, and email address, which he does. Jack: On the ARC committee, Jim Cook covered a lot but there is some overlap. If covenants aren't followed, such as a building approval from the ARC, it becomes a covenants violation. Jack states there has only been one building start this year, after 4 houses last year, one or two that may be built but won't happen this year. Jack emphasizes that covenants committee can be more effective if members stay engaged and notify the board regarding these matters. Jack: Please consider us your friends and neighbors, trying to make it easier for all of us. Thank you.

Jim McManaway: I will now explain our decision by the executive board to withdraw our proposal to the county for road maintenance, which we did unanimously. The county essentially would not accept our offer to contract with them. In a long drawn out process of creating this contract, they would not allow us to remain in control of the road maintenance, much as the state does. We required the ability to provide emergency repairs at our discretion and they would not agree to this. There is more about how they would handle the fiscal policy, and I call on treasurer Mike Veasey to explain this. This shows every possibility of getting out of hand fast. Mike: Basically, they looked at our budget of ~\$130k/year. They said they'll give us about \$16k back for "contracted" services which means lake security. Mike asked about other expenses, lodge, etc., and we would ask for permission to give us our funds. This is too bureaucratic and this money is ours. Our roads budget is 60% of the money we raise in taxes. The county was adamant that they wanted to collect and disburse all of our tax funds. Jim McManaway: The county is adjusted to the SFSD (Shen. Farms Sanitary District) model of road maintenance. They have many more roads than we do and they decided years ago that they were unable to maintain their roads and simply abdicated to the county to do it. The county required protection so they took all of the SFSD funds and then doled out to SFSD as they see fit. We were not anywhere in the vicinity of that ineptness; Pete retired and we simply didn't have anyone to do the roads. Brian Schebish, who has also worked under Pete on our roads, has stepped up and has been doing a good job on the roads so far. He is almost as responsive as Pete was in the past. We imagine that we can continue to do the roads for now, and we may look for another contractor if Brian becomes unavailable. Question from floor: Does this mean that the SD fees we pay go to the roads via the county? Mike Veasey: No, we have the money now. The fees are collected by the county on BMPOA behalf, and gives these funds to BMPOA less admin. fees.

Jim McManaway: Two other items:

One is two accept the portrait of the developers of BMPOA, that Helga Heiberg painted for us. Helga is one of our resident artists, and perhaps the most prolific. Jack Davis will tell us more on this. The second is that we were able to eke out enough people to nominate to have a full board again, so the new chair of the nomination committee is Mike Veasey and he will take over after Jack Davis.

Jack Davis: Reads his attachment. A year ago, board approved a memorial for the DeLongfiefs, the developers. (Reads attachment). Jack tells the brief story of them, and their backgrounds, including a recent article in the Washington Post on one of Henry's midcentury modern houses in Arlington. Also goes on to mention some of the house designs still seen in the neighborhood such as the the 'Skylight,' the 'Shenandoah,' etc. Originally, BMPOA was a 3 season resort, Henry came here in 1955 to camp, even in winter, and approached farmer MacDonald who wouldn't sell a small piece of land, but would sell a very large, so they bought it. 900+ acres, including 90 acres of rec area which today we all own as members, as a quiet place to spend time. Henry, like most Frenchmen, in Jack's opinion, had rigid ideas of where things should be or what should be. For example, Henry would not approve his cabin design until Henry approved window locations, chimney, woodstove location inside, etc. If you think it's bad now, you should have seen it then. Jack continues to remember the DeLongfiefs, who lived here for 20+ years. They had the lodge built as the restaurant, known locally as "The Frenchman's Folly"). Collette stayed here for another 20 years, before passing in 1998. They are both buried in a private lot somewhere around Farview Lane. Helga Hohn Heiberg, former board member, artist, and resident of BMPOA, was asked to create the portrait you now see. Thank you to DeLongfiefs and Helga.

Pete Plourd: Introduces Ms. Bono, 56 years living on the mountain, who recently celebrated her 90th birthday this past Monday. Applause.

Jim McManaway: Mike Veasey will now discuss how he developed the slate of nominees we will be voting on. Then Missy will discuss what we need to do to clean up.

Question from floor: When we were here last year, someone brought up a possible water tower on the mountain. Jim McManaway doesn't recall, but floor speaker thinks it was a great idea and now there are some cleared areas that could be uses. Jim Cook: Yes, these are water tanks for fire suppression that come from grants from FEMA, etc., and this proposal is still in the works.

Another question in the same regard: I was always told to protect homes by keeping 30' cleared around the house. Jack Davis: Yes, that is appropriate. Keep lots cleared of deadfall, junk, etc. and a good idea for trees to be kept clear.

Mike Veasey: there are 9 positions on the board, and he lists them as the 5 officers and 4 directors. We used to fill those positions every year. It's been hard to keep it going so last year the board approved a rotation of election for each year. This year, 1st VP, Nynette Rourke was incumbent but didn't seek reelection; Greg Young has volunteered, and Carl Herz, the secretary agreed to stay. Jim Cook, and Patricia Chilcote, and Sean Pond have all agreed to serve on the board as directors. Now we have very qualified people to fill these. Mike Veasey motions to elect these 5 by acclamation, seconded by Lorne Cooper, voted unanimously by members present without objections.

Jim McManaway: We did this in 58 minutes! Missy McManaway: Asks/directs for assistance to clear the ballroom.

Jim McManaway: Adjourned 2:29PM.