

## **BMPOA Monthly Board Meeting Minutes: February 12, 2024**

*Minutes recorded by Secretary Patrick Patton*

**Board Members Present:** President Jim Critcher, 1st Vice President Harry Davis, 2<sup>nd</sup> Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large –Carl Herz, Garrett McNamara

**Board Members Absent:**, Directors at Large - David Cook and Erica Santana

**Guests:** None

**Total Number of Membership and Guests Present:** - 7 Board Members, 3 Members

**Items of discussion:** President Introduction, December 2023 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

### **President Call to Order/Opening Remarks**

The President opened the meeting at 6:00pm welcoming everyone. He had no opening remarks and asked the secretary to provide information on the December 2023 meeting minutes.

### **Previous Meeting Minutes Approval** (Secretary Patrick Patton)

Patrick stated that, via email, the December meeting minutes had been reviewed and agreed upon by all Board members in emails. Patrick made a motion that, in lieu of reading the minutes, a vote for approval/disapproval happen. The motion was seconded and approved.

### **Nominating Committee Report** (Treasurer Mike Veasey)

Mike informed him there was nothing to report.

### **Financial Report** (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for January 2023. All reports are in the 'Board' section of <https://bmppoa.org>.

#### ***BMSD***

- \$82,786 income this period (\$2375 road impact fee, \$80,411 sanitary district fees)
- Expenses of \$13,409 (\$3700 audit, \$100 database, \$25 registration, \$60 supplies, \$659 stone, \$3750 road mntce, \$520 sand barrels, \$4595 plowing)
- Checkbook balance \$143,912, reserve CD \$64,386, total available funds \$208,298

#### ***BMPOA***

- Income this period \$2700 (weddings)
- Expenses this period \$969 (\$157 electric, \$105 lodge mntce, \$207 internet, \$500 marketing compensation)
- Checkbook balance \$31,936

***BMPOA FY 23 Audit Report and Tax Return:*** Mike stated he sent the 'FY 23 Audit Report and Tax Return' via email in January. These reports are found in the following link:

<https://onedrive.live.com/?authkey=%21AFrDwKis0N1%5FUQE&id=6D8D6D4E13F2D4D5%21279453&cid=6D8D6D4E13F2D4D5&parId=root&parQt=sharedby&parCid=10D7E30A536B8B9C&o=On>

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[eUp](#). He asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on [bmpoa.org](http://bmpoa.org), however, if you have any questions don't hesitate to contact him.

### **Roads Report (Carl Herz)**

Jan-Feb 2024: First good snow earlier this year, was good weekend timing and didn't pose too much of a challenge. Staying cold and dry, we avoided icy situations for the most part. Some grit here and there was used, replenished, and supplies stand ready for the next test. Road maintenance in the last period included pothole repair throughout all areas, limited ditch and culvert clearings, and some new ditching on some roads where increased mountain surface/subsurface runs popped up after the aforementioned snow melted and some good rain fell. Presently we're on hold awaiting the next call to action. Additionally, Patrick informed Carl that there was a rut at the far end of Old Sawmill where he is currently staying. Carl thanked him and said they will review it.

### **Public Safety Report – (No Chair)**

No Report

### **Recreation Reports (Chairman Jonathan Morrison)**

- **Lodge:**
- **Deer Park Recreation Area:** Chairperson Garrett McNamara stated there was nothing to report.

### **Lodge Access Report (Dave Cook)**

Dave could not attend the meeting. There was nothing to report.

### **Lodge Repair Committee Report (Morgan Fox Elder)**

Morgan was not at the meeting. Carl provided the attached email (Attachment 1 – HVAC Recommendation for the Lodge). The HVAC recommendation was prepared with recommendation for Cool Techs Inc of Linden to install a ducted, heat pump system in the attic room that serves all main areas of the main level of the Lodge. The estimate is in Attachment 1. The discussion resulted in a request from the President that, prior to the March meeting, the committee provide the Board the Board the 5-year Lodge Maintenance plan including the order of Lodge Repair phases. Jonathan said he would be able to provide the plan on time. Upon receipt, the Board will review and be prepared to provide decisions on each phase at the March 2024 meeting. Jonathan is working on the front left corner of the lodge. Painting and other repair are needed. These will be in the 5-year maintenance plan that will be provided to the Board prior to the March meeting. Carl stated the committee is gathering estimates, and opinions on the Interior and Exterior paint. He requested the Board provide their choice from the three supports in the meeting area have samples of the interior pain.

### **Membership Committee (MC) (Beth Herz)**

Beth could not attend the meeting however Carl stated there was no update this month.

### **Legislative and Public Relations Committee (No Chair)**

### **Arbitration Committee (Currently No Chair)**

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### **Architectural Review Committee (Jim Critcher)**

Jim informed us that a new owner/member, Matt Gray, provided all required building information that has been approved by the ARC. His new home will be on Blue Mountain Road between Pee Wee Lane and Woodhaven Way.

### **Covenants Enforcement Committee (Billy Orndorff)**

No Report. Billy did not attend.

### **Covenant Review/Modernization Status (Erica Santana)**

No Report. Erica did not attend.

### **Bylaw Review/Modernization (No Chair)**

No Report

### **Deer Lake Reports**

- ***Lake Operations*** (Toni Magro): Toni has purchased the BMPOA Dog Waste Management containers and placed them by the trash can near the Dam and away from the beach.
- ***Dam Maintenance*** (Carl Herz): No updates.

### **OLD/FOLLOW-UP BUSINESS**

- "Watch for Pedestrians" Sign (Carl Herz): Carl said this was still in the works with Warren County (John Stanmeyer). This will continue in every Old Business/Follow-Up Business until resolved.
- Proposal for a community yard cleanup effort (Billy Orndorff): Although not in attendance, Billy provided
- 116 Mossy Rock Ln. Airbnb Request Status: Patrick spoke on behalf of the BMPOA Board of Directors against this CUP request. Warren County BOS denied the CUP request.

### **NEW BUSINESS**

- **Discussion on Consolidation of Lodge Committees** (Erica Santana): Erica could not attend the meeting. This will be on the March New Business.
- **BMPOA Chipping Plan** (Patrick): Jim Cook volunteered to head the project. He will continue the planning Patrick began.

### **Public Comment (3-minute Limit each) (Secretary Patrick Patton)**

There were no names on the Sign-up list. President Critcher asked if there were any other personnel that would like to speak to the Board during the Public Comment period. There were none.

### **Meeting Adjournment (President Critcher)**

President Critcher moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:02pm.

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**Attachment 1 - BMPOA HVAC Recommendation for the Lodge**

SUBJECT: HVAC recommendation for the lodge

Wed, Feb 7 at 8:11 AM

From: carl.h.herz@gmail.com

To: Jim Critcher, HARRY DAVIS, Mike Veasey, Patrick Patton, Erica Santana, David Cook, Jonathan Morrison, garrettmc@gmail.com

BMPOA board,

For decades, the precedent set and maintained by the governing body of the BMPOA with regard to the Blue Mountain Lodge has been to work to develop and maintain this property and building in a self-sufficient manner by facilitating its availability for rent to the general public as well as to the members of the community. Renting to the general public generates the revenues required for this and ensures the building is maintained and kept improved for its owners, the membership of the BMPOA.

Private events at the lodge have always relied on an outside vendor to provide temporary heating and cooling during the warmer and cooler months of the rental season. This arrangement has sufficed for many years, though beginning with the 2024 season, this option is no longer available as the sole provider of these services has closed for business and there are no other substitute/equivalent vendors. There are already more than a dozen events already contracted for 2024 and many others awaiting information on the availability of the venue and options for cooling. The previously defined 2025 rental fee increase also depends on meeting the objectives of finding a suitable alternative. This committee was formed and tasked with exploring options available to us for the implementation of a permanent heating and cooling system at the Lodge that would exceed the performance of the previously rented systems so as to:

- generate additional revenue
- increase seasonal availability for events (earlier in the Spring, later in the Fall)
- improve the availability for other maintenance such as interior painting or other temperature-dependent activities
- increasing the comfort and enjoyment of all members and residents who use the Lodge for all manner of reason
- reduce the need to winterize/restore the plumbing and other systems

This subcommittee identified and approached several qualified candidate vendors and conducted meetings, evaluations and appraisals with each for potential system designs and implementations. The committee defined the basic requirements, assessed operational capabilities, characteristics both functional and aesthetic, and then evaluated the presented options. The basic characteristics and requirements of the system are as follows:

- Heating and cooling sufficient for the area, volume and orientation of the main areas of the lodge

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- Priority is cooling air to the ballroom in the summer, but other spaces such as the kitchen, entrance foyer and bridal suite also require service
- The basement will cool parasitically as cool air sinks during summer months
- Dampers within the ductwork (in the attic) to configure the system for summer/winter operation.
- The system is not intended to run steady-state/continuously, rather it is designed to be activated prior to need for the service with sufficient time to heat/cool. This can be done with:
- Onsite thermostat (lockable/password protected) AND remote, web based control and monitoring.
- Emergency backup heat (electrical resistive element within the system) required for extra-low temperatures/fast warmup.

The recommendation reached by this committee is to contract with Cool Techs Inc, of Linden VA, to install a permanent, ducted split heat pump system into the attic space above the bridal suite. The ducts will lead to the ballroom in the overhead space above the bar in an unobtrusive manner, the air return will be in this space as well. Other supply grilles/outlets are in the foyer, hall, kitchen and bridal suite. All necessary electrical work is included. The company is well established and reviewed, properly licensed and insured. They will also support the 10 year manufacturer warranty registration and provide 2 year labor warranty. They can also provide scheduled maintenance services if requested. Their estimate is attached for your review, at a total price of \$19,125. If you have questions or concerns, please address them with this committee via email or in person, rather than the vendor directly.

The only requirements we can foresee prior to installing this system is that missing insulation in the attic ceiling needs to be replaced. We may also consider a ceiling covering such as drywall or plywood since sensitive electronics and other appliances all reside there (fire spread & dust control).

Further considerations:

- The doors on the main level need sweeps for a better seal.
- We may consider removing and capping the exterior elements of the kitchen vent system to allow for insulation and reduce leaks/drafts.
- To achieve total winter capability at the Lodge, the basement will require some manner of heating in the winter to maintain 50-55 degrees to avoid plumbing freeze. This would likely be electric baseboard heating, is low cost and can be installed easily by the electrician. Insulation in the unfinished workshop could be installed by our own staff.

Yours,

Morgan Fox

Carl Herz

David Cook

Jonathan Morrison