

BMPOA Monthly Board Meeting Minutes: November 14, 2022

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Joe Giordano, 1st Vice President Jim Critcher, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton Directors – David Cook, Harry Davis, Carl Herz, Erica Santana

Board Members Absent: None

Total Number of Membership Present: 28 - 18 Members at Lodge, 1 member via Zoom, 9 Board Members

Guests Present: None

Items of discussion: President Introduction, Previous months (Jul 2022 BMPOA Board Meeting, August 8th Special, Aug 2022 Aug 2022 BMPOA [2021 Annual], Sep 2022 BMPOA Board, and Oct 2022 BMPOA Board) meeting minutes, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and any membership questions/open forum discussion.

President Call to Order/Opening Remarks

President Giordano (Joe) opened the meeting at 6pm stating this would be a civil meeting. He then informed everyone the meeting was being recorded via Zoom and read the required opening remarks informing all personnel the recording is to assist the secretary in writing meeting minutes and BMPOA has no liability for any loss or damage incurred or reliance on information provided in Zoom. He then turned to the secretary for meeting minute approval.

Previous Meeting Minutes Approval – Secretary Patrick Patton

Patrick informed all Board members he had requested their review via the emails sent to them for their review of the July 2022, August 2021 Annual, September 2022, and October 2022 meeting minutes. He then motioned in lieu reading each month's minutes, a vote that the reading be waived as copies of said Minutes were made available for review prior to this meeting. The motion was seconded and approved. He then motioned each of the afore mentioned minutes be approved. The motion was seconded and each month's meeting minutes were approved. These will be posted on <https://bmpoa.org/board>. President Giordano then requested the Nominating Committee report.

Financial Report (Treasurer Mike Veasey)

The BMPOA Treasurer, Mike Veasey presented the Treasurer's Report for November 2022. BMSD:

We had no income this month. The next county allocation is in January. We began the year with \$131,220 in checking and have expenses year to date of \$30,226, leaving \$100,994 in checking. We have reserves of \$63,880 for total assets of \$164,874. Specific expenses this month include: Administration \$341 (\$200 web page support, \$110 Zoom, \$31 postage), Maintenance \$1674 (\$134 lake & dam, \$1540 mowing), Roads \$8415 (\$2028 gravel, \$6335 maintenance, \$52 supplies) for total expenses of \$10,431

BMPOA: We began the year with \$63,617 and added \$2700 revenue for a total of \$66,317. We've had expenses of \$13,054 which leaves a checking account balance of \$53,263. Of the \$13,054 in year to date expenses, \$3661 are expenses that would formerly have been paid by the sanitary district and \$9393 are expenses unique to weddings and other BMPOA operations. Income this month was \$2200. Expenses this month were \$8918 and include \$750 in refunds; \$250 for Trunk or Treat; \$408 electric; \$1320 cleaning; \$2320 recreation area maintenance; \$75 lodge maintenance; \$194 security, \$18 supplies; \$83 wedding related supplies; and \$4250 compensation. The President then requested the Recreation reports.

Committee Reports

Recreation (Chairman Jonathan Morrison)

- **Lodge:** Chairperson Jonathan Morrison provided Lodge security status and answered questions on Lodge winterizing. He then discussed fire extinguishers, smoke alarms and Lodge security. Upon notification from Dan Zeeman that all fire extinguishers were outdated, Jonathan got the existing ones certified. Both Jonathan and Janet Davis have provided new fire alarms that are still to be installed. Discussion on Lodge security began. See the *Public Safety Committee Report* Dan Zeman provided (*Attachment 1*).
- **Entrance Way to Deer Park Recreation Area:** Dan informed us the road work has been completed and is accessible to the back with a graded graveled cul-de-sac/parking area at the end where two opposing 6' gates will be installed and painted. He then proposed putting in Bollard posts (sturdy, short, vertical posts) in the tennis court trail to the DPRA to prevent ATVs from accessing Area 2. This was agreed upon and is within the allotment authorized at the October meeting. See *Attachment 2* for the original information on this project.
- **Deer Park Recreation Area:** Chairperson Dan Zeman provided the status on the repairs being done. This is included in the *Deer Park Recreation Area (DPRA) Sub-Committee Report (Attachment 2)*. Dan stated he is having problems getting the proper fence poles for the top rails of the tennis court. He informed us the poles are 1 7/8" diameter. Several members (Brian Schebish, Harry Davis) said they may be able to get them. Janet Davis informed Dan that the company Long Fencing installed the fences originally and may be able to help as well. Dan thanked them and will continue resolving this issue. See *Attachment 2* for the original information on this project.

Public Safety Committee Report – (Dan Zeman)

Dan provided the *Public Safety Committee Report (Attachment 1)*. This includes: Fire Extinguisher recertification; Smoke Detector replacement; Front Hall Mirror actions, and Security Camera recommendations. The committee's recommendation that the mirror be temporarily removed over the winter and returned with Additional reinforcement and aesthetic improvement in the form of a simple frame of some sort was motioned and approved. The Security Camera discussion resulted in a motion from Jim Critcher to approve up to \$2500 for the purchase of Security cameras. President Joe requested tabling the motion and Jim agreed. He then proposed that, at some point prior to the December meeting, he, Dan, David, Kris, Morgan Fox, and whomever else would like to be involved in this committee's project, meet and walk around, then provide a plan at December's meeting. See *Attachment 1* for the original information on these projects.

Roads Report (Carl Herz)

Mr. Carl Herz, Roads Committee (RC) Chairman, provided information on BMPOA roads status and work. He stated we fortunately dodged the worst of hurricane Nicole's remnants, and it did not bring quite the rain we expected. Still, we preemptively cleared some leaf litter from sensitive ditch lines and will work to remove any that formed during the storm. Several trees came down throughout the area and were responded to swiftly. Logs and debris that were moved aside into the ditches will be removed as we move through the areas. Winter prep is largely complete and we're about to run around and fill egregious potholes that will worsen quickly with plowing, in addition to the aforementioned work. He reminded everyone that winter comes on quick on the mountain and suggested we have traction equipment, a shovel, flashlight, and blankets in our vehicles. He then asked if there were any questions on specific road issues.

Roland Carter requested the status of repairs to the roads at his home on Mount Oriole because water is still running down his yard. Previous actions by the BMPOA Roads committee helped some, but have not stopped the water coming down totally. Brian Schebish informed Roland that he had visited the area the next day after

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the October meeting and found the water issue is caused by the newly constructed house above his property. To The road crew then dug a ditch and sloped the road towards the ditch. As Roland said this hasn't resolved the entire issue, Brian said the only other thing they could possibly do is to make a bigger ditch. However, there are two giant trees that would have to be totally removed. He stated the BMPOA road crew has done everything within property owner allowances to assist in resolving this issue and there is nothing BMPOA can do. Any other actions to resolve the water issue is the property owner's responsibility. President Joe restated that there is nothing BMPOA can do, this is a county issue. Carl agreed and reminded Roland that, in the October meeting, Walt Mabe (Warren County Board of Supervisors Representative for the Shenandoah District) recommended the only solution was to pursue this problem civilly with that home owner. An intense discussion lasting 19 minutes continued with Mr. Carter and his wife, Ms. Byrne, stating BMPOA has done nothing. As the discussion was getting increasingly hostile, and after repeated requests from multiple board members for discussion to remain civil, the 1st Vice President motioned for the meeting to be adjourned. The President seconded that motion which was then approved.

President Giordano declared the meeting adjourned at 7:09pm.

The following items were not provided due to the adjournment and will be included in the December 2022 meeting agenda:

1. Old/Follow-up Business
 - a. Lodge Coordinator Contract (Joe Giordano)
 - b. Lodge Access (David Cook)
 - c. Little Indian Road Mail Box Status (David Cook)
 - d. Status of Lot 593A and roads usage extension request for incomplete/delayed logging operation (R.C. Timber (Jay Ghazarian))
 - e. Purchase a BMPOA Zoom Pro Account for use in all Board Meetings (Patrick Patton)
 - f. Chipping of Deadfall status (Mike Veasey)
 - g. Covenant Review/Modernization Status (Erica Santana)
 - h. Bylaw Review/Modernization (Kris Nelson)
2. New Business
 - a. BMPOA.ORG Website Administration (President Giordano)
 - b. Smoking Policy Request (Director Eric Santana)
 - c. BMPOA Member Notification and Newsletter Communications (Patrick Patton)

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ATTACHMENT 1: Public Safety Committee Report – Dan Zeman 11/14/22

Over the past month 3 crucial safety issues have been identified at the lodge.

1. The fire extinguishers were all well past inspection and certification, some by more than 10 years.

Jonathan Morrison took immediate action on this and had them all re-certified.

Going forward, a cursory inspection should be made every month and recorded on each tag by the Maintenance Manager.

2. There are no working Smoke or Fire alarms.

Janet Davis has kindly purchased 4 alarms that can be installed temporarily while we assess a better solution.

The surveillance / security system currently under consideration can be integrated with either these or other detectors to allow for push notifications to directors or staff in the event of an alarm.

3. The front hall mirror is a disaster waiting to happen!

While some may feel it's not an immediate threat, a large unbacked mirror like this poses a large risk of serious injury to anyone in its immediate vicinity should breakage occur. The placement of one of the lodge's iron frame benches inches away from it unacceptably compounds this danger. For just this reason, VA code actually requires mirrors over a certain size in "hazardous locations" wet locations, or placed adjacent to or at the bottom of stairs, to be safety backed.

2406.1 Human impact loads.

Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.4 shall comply with Sections 2406.1.1 through 2406.1.4.

Exception: Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.

2406.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

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Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool.

2406.4.6 Glazing adjacent to stairways and ramps.

Glazing where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.

While this placement does not specifically meet those criteria, one could argue that a Wedding Venue is an inappropriate place for this potential hazard and some sort of mitigation is warranted. Should someone trip and stumble into it or a relocated bench or other hard object come into contact, the results could prove tragic.

The committee's recommendation is that the mirror be temporarily removed over the winter to confirm that it is in fact unbacked and only replaced once it has. Additional reinforcement and aesthetic improvement could be made at the same time in the form of a simple frame of some sort.

The committee will continue to attempt identification of further safety concerns at the lodge and throughout the community and make recommendations for their resolution in the future.

Surveillance and Security System Proposal

At the 10/10/22 BMPOA meeting, the committee was tasked with researching and making recommendations for an upgraded lodge and surrounding property surveillance system.

In the course of determining the current system's capability it has been determined that an upgrade is more than necessary. The largest factor when considering systems such as these is resolution. Typical modern high-definition camera resolutions are measured in Megapixels 1mp (720), 2mp (1080p), 4mp, and 8mp(4k). Our current cameras are standard definition 800TVL which roughly translates to about .5 MP. At this resolution facial recognition would be a struggle at distances over 12 FT. In addition, the DVR in use that records these cameras tops out at 960 TVL .6mp. It is therefore the committee's opinion that the current system is obsolete and unusable for any of our purposes going forward. There are 8 cameras and 2 DVRs. If they were purchased by BMPOA then they could be donated to community members or disposed of as the board sees fit.

As part of its initial research into candidates for a replacement system the committee spent a long time reading and watching various reviews and testing of many major lower end brands. These included Reolink, Arlo, Nest, Blink, Annke, Ring, and Lorex to name a just a few.

Unfortunately, all of these "popular" systems had some sort of disqualifying issue. Whether it was low FPS, app non-compatibility, cloud only storage, difficult software or monthly service charges etc. None of them fit our requirements in the committee's opinion. After then researching professional commercial equipment and software, the dissuading factor became price. Some of

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these minimal feature systems are many thousands of dollars and still had a lot of the same issues as the lower end solutions.

In an effort to see what other HOAs and POAs had employed, the committee finally found one veteran owned A+ BBB rated vendor that seems to tick all the boxes. Even after going back over and over in comparison it always led back to this one company, CCTV Camera Pros and their Viewtron line of products. Their 4k AI compatible NVRs coupled with a customizable assortment of well-made, easy to install, metal housed cameras utilizing a range of resolutions and features and powered over ethernet cables is the perfect fit and would be expandable and reliable over many years of service. Their software is as simple or complex as you want it to be and provides remote notifications, viewing and control through both Apple and Android apps as well as PC and Mac software and remote web browser access through Chrome, Firefox, Safari, Edge, and Internet Explorer, in addition to supporting seamless livestream embedding. The AI features of their smart cameras can provide people counting, vehicle counting, custom intrusion zones all the way up to license plate and facial recognition. All of their NVRs also include 16 channels for alarms such as motion or noise detection and smoke or fire detection that can push notifications to specific recipients. Their 12-page support library contains hundreds of product specific tutorials for all hardware and software functions in both video and article formats.

In short, while the committee was asked to present 3 options to the board for consideration, it is instead providing one suggested vendor with endless options. While stock systems are available, it is the committee's recommendation that a detailed assessment of our specific camera needs be made, involving all relevant input, and a tailored list of cameras along with an 8 or 16 channel NVR be submitted to CCTV Camera Pros for a custom quote anticipated to be somewhere between \$1500 and \$2500. This may seem a little pricy, however the committee would stress that the need to protect the lodge, as well as our members and guests, outweighs the cost, especially in light of what we spend for security in other areas and the expected longevity of such a system. Mitigation could also possibly be accomplished through insurance perks, phased implementation or a dedicated fundraiser. The committee invites all questions or alternate suggestions but feels confident in its appraisal.

<https://www.cctvcamerapros.com/>

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Attachment 2 Deer Park Recreation Area (DPRA) Sub-Committee Report 11/14/22

Over the past month work at the lower end of the Vehicle Trail and the Tennis Court has slowly proceeded to plan with minor changes that will need to be approved, but not affect the budget.

1. The previous plan to place a central removable bollard to block access to area 2 will need to be modified. After researching minimum widths for emergency vehicle access (12') and minimum widths for ATVs (40"), allowing room for the former while denying space for the latter would result in 2 or more bollards having to be removed to open the area to traffic. In an emergency situation this would result in unacceptable delay and would generally be a pain. The proposed replacement plan is to construct two opposing 6' gates out of welded salvaged 2" steel square stock already in possession of the sub-committee, hinged to two 5' 2" steel pipes also in hand, sunk 2' in concrete on either side of the road. The finished double gate could then be painted either Green or Yellow to match the front one with added reflectors. The holes for the posts have already been dug and all materials and equipment for this project other than paint have already been acquired.

2. Bollards to block ATV access to the tennis court trail. With the road blocked, ATVs could still easily get to area 2 through the trail which will normally be used when the gate is closed. In order to prevent this, 3 or 4 permanent bollards need to be sunk at the beginning of the trail, at the top of where 3 step log stairs are anticipated. A perfect live straight Locust has already been identified and is waiting to be cut and treated for this purpose.

3. Tennis court fence top rails. The sub-committee chair did mis-identify the necessary rails and is still finding replacements difficult to source, however has four 10' rails of the correct size willing to donate and possibly several others lying around.

Work continues on all of other the previously proposed projects.

The road work has been completed and is accessible to the back with a graded graveled cul-de-sac / parking area at the end where the gate will be.

The piles of debris from the clearing are slowly being reduced with the help of a burn barrel generously donated by Harry Davis.

The tennis court fence is being pulled up, straightened out and secured as top rails become available.

Materials purchased so far include concrete a new net crank and wire ties for the fence.

The Sub-committee expects to continue scheduling workdays for Sundays throughout the winter as the weather allows.