

BMPOA Board Meeting Agenda

Date & Time: Monday, September 8, 2025, at 6pm

Location: Blue Mountain POA Lodge, 540 Cliff Rd. Linden VA 22642

Meeting Minutes will be taken by Secretary Jim Boissonnault

NOTE: *Board Meeting Attendance is for property owners of record or Board approved Guests only*

1. **PRESIDENT CALL TO ORDER/OPENING REMARKS** (President Jim Critcher)
2. **READING/APPROVAL OF JULY 2025 MEETING MINUTES** (Secretary Jim Boissonnault)
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)
4. **NOMINATING COMMITTEE REPORT** – (Allison Radcliffe Chair)
5. **ROADS REPORT** (Billy Orndorff)
6. **RECREATION REPORTS** (Chair Open)
 - **Lodge**
 - o Events and Activities/Events (Morgan Fox Elder)
 - o Lodge Repair (TBA)
 - o Lodge Historical Reference Committee Status (Sandy Flynn)
 - **Recreation Area** (Chairperson Garrett McNamara)
 - o Lake Operations (Toni Magro)
 - Handicap Fishing Dock
7. **ARCHITECTURAL REVIEW COMMITTEE** (Jim Critcher)
8. **COVENANTS ENFORCEMENT** (Billy Orndorff)
9. **MEMBERSHIP COMMITTEE (MC)** (Allison Radcliffe)
10. **SOCIAL COMMITTEE REPORT** (Mackenzie Williams)
11. **PUBLIC SAFETY COMMITTEE REPORT** (No Chair, No Report)
12. **LEGISLATIVE AND PUBLIC RELATIONS COMMITTEE** (No Chair, No Report)
13. **ARBITRATION COMMITTEE** (No Chair, No Report)
14. **OLD/FOLLOW-UP BUSINESS**
 - Lodge Bird Determent
15. **NEW BUSINESS**
 - Lodge patio seating furniture purchase (Morgan Fox Elder)
 - Review of BMPOA Conditional Usage Permit (CUP) Allowance (AirBnB) (Jim Critcher)
 - Road impact fees for new construction
16. **PUBLIC COMMENT (3-MINUTE LIMIT EACH)** (President Critcher)
17. **MEETING ADJOURNMENT** (President Critcher)

BMPOA Board

Office	Officer
President	Jim Critcher
1st Vice President	Jim Cook
2nd Vice President	Toni Billington
Secretary	Jim Boissonnault
Treasurer	Garrett McNamara
Director	Marc Nelson
Director	Billy Orndorff
Director	Mackenzie Williams
Director	(Election Pending)

Committees and Subcommittees

(* indicates BMPOA Board Member)

Committee	Members/Current Status
Arbitration Committee	TBA
Architectural Review Committee	TBA
Covenants Enforcement Committee	TBA
Covenant Modernization Committee	TBA
Bylaw Modernization Committee	TBA
Legislative and Public Relations Committee	TBA
Membership Committee	TBA
Newsletter Committee	TBA
Nominating Committee	TBA
Public Safety Committee	TBA
Recreation Committee	TBA
Lodge Activities/Events	TBA
Deer Lake Operations Sub-Committee	TBA
Deer Lake Recreation Area Sub-Committee	TBA
Roads Committee	TBA
Social Committee	TBA