BMPOA Board Meeting Agenda

Date & Time: November 9, 2026 @ 6 pm

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

Doors Open at 5:55 pm.

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 (VP Jim Cook)
2. READING/APPROVAL OF PREVIOUS MEETING MINUTES (Secretary Jim Boissonnault)
3. READING FINANCIAL REPORT (Treasurer Garrett McNamara)
4. NOMINATING COMMITTEE REPORT – (Jim Cook, Chair)
    - Board Vacancy (Jim Cook)
5. ROADS REPORT (Jim Cook, Chair)
6. LODGE (Morgan Fox Elder, Chair)
7. RECREATION REPORTS (Garrett McNamara, Chair)
8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher, Chair)
9. COVENANTS ENFORCEMENT (Billy Orndorff, Chair)
10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe, Chair)
11. SOCIAL COMMITTEE REPORT (Mackenzie Williams, Chair)
12. BYLAWS MODERNIZATION COMMITTEE (Jim Boissonnault, Chair)
13. POLICIES COMMITTEE (Jim Boissonnault, Chair)
14. OLD/FOLLOW-UP BUSINESS
    - USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)
15. NEW BUSINESS
    - Deer Lake Vandalism (Marc Nelson)
    - BMSD and BMPOA Funds (Jim Cook)
    - Annual Budget to Warren County (Treasurer Garrett McNamara)
    - Lodge Policy: 2028 Member Rentals (Jim Cook)
    - Lodge Policy & What is a Board-Sponsored Event (Jim Cook)
    - Public Meeting Policy Review and Vote (Jim Cook)
16. PUBLIC COMMENT (3-Minute Limit per Person) (VP Jim Cook)
17. EXECUTIVE SESSION
    - Contracts: Lodge Venue manager
    - Legal: Discussion of pending/probable legal action
18. MEETING ADJOURNMENT (VP Jim Cook)

BMPOA Board Meeting Agenda

BMPOA Board Members

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	Vacant
Director	Brian Elder

Committees and Subcommittees (*Indicates Board member)

Committee	**Members/Current Status**
Arbitration Committee	Chair Open
Architectural Review Committee	Jim Critcher (Chair)*, Marc Nelson*, Jim Boissonnault*
Bylaws Modernization Committee	Jim Boissonnault (Chair)*
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller, Sarah Conaway
Covenant Modernization Committee	Chair Open
Communications Committee	Mackenzie Williams*, Bryan Conaway, Allison Radcliffe
Legislative and Public Relations Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder
Membership Committee	Allison Radcliffe (Chair)
Newsletter Committee	Chair Open
Nominating Committee	Jim Cook (Chair)*, Allison Radcliffe, Donna Gray
Policies Committee	Jim Boissonnault (Chair)*
Public Safety Committee	Chair Open
Recreation Committee	Garrett McNamara (Chair)*
Lodge Activities/Events	Morgan Fox Elder
Roads Committee	Jim Cook (Chair)*, Vernard Collins, Garrett McNamara
Social Committee	Mackenzie Williams (Chair)*