

BMPOA 2025 Board Annual Meeting Minutes

(Minutes as recorded by BMPOA Secretary Patrick Patton)

President Call to Order/Opening Remarks - Presiding President Mike Veasey

The meeting opened at 12pm with a wonderful lunch. More than 40 owners with their families attended the lunch. The administrative part of the meeting started promptly at 1pm. Mike opened the meeting greeting everyone. He then asked the secretary to read President Critcher's email message to all members. Here is the letter Patrick read:

From: Jim Critcher

To: Mike Veasey

Sent: Wed, Aug 13, 2025 at 3:57 PM

Subject: Letter for Annual Meeting

Welcome to the 2025 Annual Meeting. Thank you so much for your attendance and interest in our community.

First, my apologies for not being present today. A long-standing out-of-town work commitment could not be rescheduled forcing my absence. My preference would certainly be to be in place and with you. Thanks for your understanding.

This meeting marks a transition for those both leaving the board and those coming on the board on the basis of your choice by a nomination process and election according to our by-laws. For those departing the board, let me personally say thank-you for your service and commitment to make Blue Mountain a better place to live. Of those leaving, a couple of individuals merit special recognition.

Mike Veasey has been on the board for the past 14 years, serving all of them as treasurer. Not only has he faithfully overseen the finances but kept us in compliance with all governing agencies through his excellence in accounting and reporting. He also has kept the association insured by navigating and negotiating with insurance companies who are not overly excited about insuring associations such as ours. He, along with Jackie, have been an ongoing source of friendship and wisdom for me along with their deep institutional knowledge and history of the mountain. Mike, thank you.

Carl Herz has served on the board since 2014 and became the roads chair in 2019. Blue Mountain maintains all of its own roads, many miles of them, and is also responsible for snow removal during the winter. Carl has insured that our roads have remained navigable in all situations and has overseen this task with both diligence and excellence. Often a thankless job, I want to take this opportunity to thank Carl for his service to our community.

To the membership, this is your community. The board is here to represent and serve you. Your attendance at our monthly meetings gives you insight into the process of addressing the priorities, problems and shared solutions of our neighborhood. Your attendance is always appreciated. Your participation in the many areas of service on the mountain is always welcomed.

To those remaining on the board and for those newly joining the board, welcome. I look forward to serving alongside you for the next two years.

Sincerely,

Jim Critcher

There was a long round of applause after Patrick read each of President Critcher's statements on Mr. Veasey and Mr. Herz.

Approval of August 2024 Annual Meeting Minutes - Secretary Patrick Patton

Patrick informed everyone that last year's Annual Meeting Minutes were on their tables. He asked if anyone needed additional time to read them. There was no response. He then made a motion to

BMPOA 2025 Board Annual Meeting Minutes

approve the August 2024 BMPOA Annual Meeting Minutes as written. The motion was seconded. The presiding president asked if there were any questions. There were none. He then asked all in favor of approving the August 2024 BMPOA Annual Meeting Minutes as written raise to raise their hand. All present raised their hand. He asked if there were any opposition to approve the minutes. There were none. As such, the minutes were approved.

Election of Officers and members of the Nominating Committee as outlined in Article VII by affirmation – Nominating Committee Chair Mike Veasey

The presiding president informed everyone that he had just received an email from the 2nd Vice President, Jonathan Morrison, stating he was resigning from his current post. He then stated that, if Jonathan won the Director position he had volunteered from and wanted to resign from that position, he would have to provide that request to the Board. The President would then have to follow the BMPOA Bylaws concerning resignations. Those are in Article III, Board of Officers and Directors, section 3.3, Vacancies, which states: In the event that an Officer or Director of the Board shall be unable to serve his or her full term, and such Officer informs the President, the latter shall declare promptly to the Board that a vacancy exists and shall fill such vacancy by the majority vote of the remaining Board members. A vacancy shall also be declared, and steps taken to fill same, when any member of the Board shall be absent without explanation from three consecutive meetings of the Board. Unless a person elected by the Board to fill the vacancy decides not to run the next year, they shall be included in the slate of candidates for election at the next annual meeting.

After Mike provided this information, he informed everyone that the following positions had only one volunteer: President: Jim Critcher; 1st Vice President: Jim Cook; 2nd Vice President: Toni Billington; Secretary: Jim Boissonnault; Treasurer: Garrett McNamara; Nominating Committee: Donna Gray and Allison Radcliffe. After announcing each individual position, he stated that approval in these circumstances is by verbal affirmation. He then asked everyone if they approved or disapproved of each position. All positions were unanimously approved.

Election Results for Directors and BMPOA Bylaw Amendments – Nominating Committee Chair Mike Veasey

As all results (mail in and provided upon arrival at the start of the meeting (lunch began at 12pm) for the 4 Director positions and the Amendments to the By-Laws had been counted. The results are below.

Total Count: 59 Ballots Cast (41 by mail, 18 in person)

Jonathan Morrison - 46 votes

Marc Nelson - 44 votes

Billy Orndorff - 49 votes

Mackenzie Williams - 56 votes

Erica Santana - 20 votes

Amendments to the By-Laws:

- 44 Approve

- 14 Disapprove

A round of applause was given for each of the chosen Directors.

Financial Report - Mike Veasey

FY 2024/2025 BLUE MOUNTAIN ANNUAL MEETING BMSD FUNDS REPORT 8/12/2025

- REVENUE

REVENUE COLLECTED

BMPOA 2025 Board Annual Meeting Minutes

Carryover from 8/31/24	169405.53
Owner Gravel Payment	3100.63
Donation	
Road Impact Fees	19250.00
Sanitary District Fees	213193.46
Firewise	9999.00
Refunds/Reimbursements	25.43
- Total Revenue	414974.05
- Revenue this Year Less Carryover	245568.52
- EXPENSES	199072.02
- ADMINISTRATIVE	23623.84
Audit	3920.00
Website Maintenance/ Database Svc	1200.00
Registration	25.00
Newsletter	410.04
Insurance	11388.00
Legal	4280.00
Electric	331.71
Printing	1216.03
Supplies	196.66
Postage	656.40
Service Charges	
Reimbursement	
- MAINTENANCE	46625.39
Lake and Dam	3127.19
Lodge	
Mowing	4060.00
Common Area (chipping)	37470.21
Dumpster	1967.99
- ROADS	86253.48
Gravel	54493.78
Gravel for Members	
Maintenance	31405.00
Supplies	354.70
- SNOW EXPENSES	13407.50
Filling Sand Barrels	2470.00
Plowing	10937.50
Sand for Barrels	
Spreading Gravel	
- SECURITY	29161.81
Lake Security	28755.00

BMPOA 2025 Board Annual Meeting Minutes

Meeting Security	406.81	
- TOTAL EXPENSES	199072.02	
- CHECK BOOK BALANCE		\$215,902.03
- CD	64317.77	
- TOTAL SAVINGS	64317.77	
- TOTAL FUNDS		\$280,219.80

FY 24/25 BMPOA FUNDS REPORT TO RESIDENTS ANNUAL MEETING AUGUST 2025 8/12/2025

FY Total	
Balance Start 1 Sep 2024	38333.85
Revenue In Summary from 1 Sep	
Interest	3.69
Donation	525.00
Lodge Rental/Weddings	51100.00
Refund	
Total	51628.69
Expenses from 1 Sep	42912.67
Uncategorized (e.g. bad check etc)	
Electric*	1724.74
Security/Internet*	3044.54
Wedding Compensation	15800.00
Marketing Compensation	2750.00
Social Event at the Lodge/Halloween	5198.35
Bank Charges	50.00
Lodge Cleaning	7580.00
Supplies Cleaning*	87.52
Supplies Wedding	35.99
Supplies Maintenance*	391.66
Maintenance Lodge*	960.00
Maintenance Exterminating*	420.00
Board Approved Donations	2000.00
Annual Meeting	
Printing Newcomers Book	369.87
Wedding Refund to Bride	2500.00
Total Expenses	42912.67
Balance as of 8/12/25	47049.87

Expenses

Formerly Paid by Sanitary District*	6628.46
Unique to Weddings/BMPOA Ops	36284.21

BMPOA 2025 Board Annual Meeting Minutes

Roads Report - Carl Herz (Jim Cook will present)

- Lately the crew has been patching up some problem spots, addressing potholes and ditch maintenance throughout the areas, and will be preparing to replace two damaged culverts in the coming period. Most of the heavier repairs from the torrential spring rains this year have been completed.
- We are in need of contractors interested in cutting roadside vegetation back. The previous ones have moved out of the area. The volunteer efforts by the roads committee haven't kept up with the need. More volunteers to pitch in on cutting back the overgrowth along their own road frontages and local areas are always most welcome. Please contact the roads committee at BMPOA/roads if you're interested or can make a recommendation.
- REC will be performing their herbicide application sometime next month, to brush and overgrowth in their rights-of-way. This occurs mainly on a 5 year cycle. Many people are concerned about the use of herbicides so close to their well water, among other things. REC will honor your request for "NHA" (No Herbicide Allowed) status on the rights-of-way adjacent to your own property if you call them and make the request, as the property owner, at their main customer service number 800-552-3904.
- The current roads committee chair, Carl Herz, is stepping down from his board responsibilities this year and wasn't able to make it today. He would like the community to know he's deeply grateful for the opportunity to help make improvements and keep this amazing place the one we know and love. It's been truly remarkable to get to know this community so well from a broad perspective. He will continue to be available for certain volunteer efforts and plans to be in regular attendance to meetings, and certainly wishes his successor, and the rest of the board, the best.

RECREATION REPORTS

Lodge Maintenance and Repair – Jonathan Morrison (Garrett McNamara presented)

- The lodge had several upgrades over the past couple of years. This year's general maintenance
- included door repairs, de-winterizing, painting the floors, and other general maintenance.
- Future work for the next year or so is slated to be:
 - o Replace or fix Facias (wrap with aluminum).
 - o Seek contract bids to prep and paint the steel beams that support the entire structure.

Lodge Events and Activities - Morgan Fox-Elder

- As we wrap up another incredible spring and summer season at Blue Mountain Lodge, I wanted to share some highlights and a few exciting updates.
- This year, we are proud to be hosting 20 events and weddings, non poa members, poa members and community events at the lodge — and next year is already booking up quickly, with only a few prime dates left. It's been such a joy to welcome so many celebrations through our doors.

BMPOA 2025 Board Annual Meeting Minutes

- A special highlight was our first-ever Blossom Bash — a vibrant spring event that brought the community together in a brand-new way. Thank you to everyone who helped make it such a success! We will be hosting again this coming April.
- We've also made some improvements to help keep our roads safe and enjoyable for everyone, including adding "Slow Down — Children and Dogs at Play" signs to remind drivers to be mindful when arriving for events.
- In exciting news, Blue Mountain Lodge was featured in a magazine! I have a copy here with me today if anyone would like to see it.
- I also want to give a big shout-out to Cathy Jo, who has been a wonderful cleaner and a huge asset to the lodge. One memorable moment from this season was when a guest decided to use a bubble machine indoors. Cathy Jo went above and beyond to figure out how to clean it up and get it off the floors without leaving them slippery — truly amazing work! Thankfully, most of our guests this year have been respectful and kind to our building.
- Looking ahead, our Fall Gala will be held on October 18th — mark your calendars! It promises to be an evening filled with celebration, community, and autumn charm.
- At the September meeting, I'll also be proposing we invest in outdoor furniture for the lodge's covered patio area. I believe it would be wonderful for our community to have a comfortable spot to sit and take in the beautiful views.
- Thank you all for being part of what makes Blue Mountain Lodge such a special place — I'm always looking for ways to make it even more welcoming and enjoyable for everyone.

Lake Operations - Toni Billington (Garrett McNamara presented)

- The numbers:
 - 1544 homeowners & guests
 - 61 turn around & turn aways
 - 14 weekend dogs turned away.
- The ADA Dock at Deer Lake was sinking. We diagnosed the problem (it was filling with water due to a hole in one of the cells). We have quotes for both replacing and repairing the dock. We also have info on how to upgrade the flotation so it does not happen again. We hope to work on that dock over the fall.

Social Committee Mackenzie Williams (Garrett McNamara presented)

- This year, we've already hosted two great events — the Bloom Bash, which had about 45 attendees, and the Luau at the Lake, which drew nearly 100 people. It's been wonderful to see more neighbors coming out to join in the fun.
- Our plan is to host four resident events each year:
 - o A spring party
 - o A summer party at the lake
 - o A fall gala
 - o A holiday cookie exchange

BMPOA 2025 Board Annual Meeting Minutes

- The fall gala this year will be held on October 18th. Mackenzie is still finalizing the details but we will have activities scheduled for the kids during the day and a band and food in the evening. An announcement will be made to the website and unofficial Facebook page when all the details are finalized.
- Last year's cookie exchange was a big hit, and she'd love to bring it back this year. Because the lodge is winterized during that time, we hosted it in Mackenzie's home. She is more than happy to do that again; however, with the larger turnouts we've been seeing, she is a little concerned about space. If anyone has suggestions for an alternate location, please contact Mackenzie.
- Last year, we also organized a Toys for Tots toy drive. We collected about 35 toys, though most of them came from around five households. Mackenzie would love to get feedback on whether the community would be interested in doing another charity drive this holiday season.
- Yoga continues to be a great success in our community. We'd like to thank Kate Watters for generously contributing her time and skills to offer this free class to residents. If you haven't joined one yet, we encourage you to give it a try. We meet every Tuesday at the lodge at 7pm. Updates to schedule changes are always posted to the website as well as the unofficial Facebook page.
- As always, Mackenzie welcomes feedback and suggestions for upcoming events. If you're interested in joining the Social Committee, she'd love the help! And finally, a big thank you to everyone who has pitched in with setup and cleanup at our events!

Recreation Area - Garrett McNamara

- In 2025 we were able to reclaim some overgrown parts of the rec area, allowing for opportunities to make better use of the space in the future. We hosted one successful volunteer cleanup event to bring the community together and we timed our cleanup activities to be able to make use of the annual chipping program. We are hoping to be able to host outdoor events to encourage more use of the area. We welcome ideas and enthusiasm around what was once a vibrant central feature of the community.

Architectural Review Committee Report - Jim Critcher (Patrick Patton presented)

- The Architectural Review Committee (ARC) interfaces with property owners and developers concerning new construction and renovations to insure that those projects are in compliance with our covenants. This also includes all outside additions such as decks, garages and storage buildings.
- This past year has seen the most activity in many years with both new construction and renovations. For the most part, communication and compliance has been without challenge.
- Homeowners on occasion have voiced concerns about the removal of trees and vegetation during these new builds. The ARC works with the builder to try and mitigate the least amount of disruption. That said, based on the variables of underground rocks, topography and drainage, installation of septic fields, etc. the need to clear additional trees does not always become apparent until the project commences. For this reason, the builder must be allowed

BMPOA 2025 Board Annual Meeting Minutes

certain latitude in order to complete his project. It is with this understanding, and in compliance with our covenants, that we strive to not disturb any more vegetation than is necessary.

- If you have any upcoming projects that will have outside visibility, please contact the ARC through the website for guidance. On the website is a section for builders and renovators that you might find helpful.

Covenants Enforcement - Billy Orndorff

- Spring Cleanup Success: We filled 4 dumpsters! A big thank-you to everyone who rolled up their sleeves and helped keep our mountain looking great.
- Growing Community: With more neighbors moving in, new homes going up, and contractors building on nearly every available lot, our mountain is busier than it was 30 years ago. That growth is exciting, but it also makes the work of the Covenants Committee, ARC Committee, and Road Committee more challenging.
- County Assistance: The County is working with us on some long-standing issues, including abandoned houses. They've been trying to locate some property owners for years, and some cases have already led to summons being issued.
- Main Goals:
 - Keep yards clean and free of excess trash
 - Address unlicensed or untagged vehicles
- Working Together: I don't police the neighborhood, so please reach out if you see an issue. Remember—almost every resident is probably breaking at least one covenant in some way. Most folks I've spoken with have been understanding and cooperative—thank you for that!
- Together, we can keep our mountain a clean, beautiful place we're all proud to call home.

Membership Committee - Allison Radcliff (Patrick Patton presented)

- A welcome packet has been created for newcomers to the BMPOA community. This comprehensive booklet provides essential information regarding THE LODGE, DEER LAKE, fire safety, bear safety and preparation for winter weather amongst other pertinent information about our community.
- There will be a welcome booklet on each table at the annual meeting. Please note that the booklets are for viewing only. If you want a copy of the booklet, please put your name on the list that will be at the director's table.
- Along with developing the new welcome booklet for our newcomers to the BMPOA, we also plan to meet and greet each new member personally and provide them with a copy of the booklet and answer any questions they might have about the BMPOA.

BMPOA Historical Record Digitization Project - Erica Santana

The BMPOA record digitization project was initiated to preserve important and significant documents related to the creation, maintenance, and expansion of the Blue Mountain Subdivision and the Blue Mountain Property Owner's Association.

BMPOA 2025 Board Annual Meeting Minutes

The project began with scores of paper documents housed in file cabinets in the lodge kitchen. Sandy Flynn, the leader of this endeavor, has painstakingly scanned and digitized these records to preserve BMPOA's history and business operations. As of today, 890 documents have been scanned and organized into 10 folders. These documents will be uploaded and posted on BMPOA.org for property owners to access. The BMPOA folder links will take you to the cloud from bluemountainhistoryinfo@gmail.com.

The records date back to 1957 and contain a heft of one and a half pick-up truck beds full of the old office files of Henri and Colette de Longfief, who were the creators of the Blue Mountain Subdivision. All property records have been sorted and organized by last names and lot numbers. The project is still in progress as there are still some documents to be scanned. This is a time-consuming endeavor, and the Board is grateful to Sandy for this labor of love to the BMPOA community. She took on this responsibility with the aim of giving something valuable to this community of neighbors. We hope property owners will enjoy viewing the history of our Blue Mountain Sanitary District subdivision. Big thanks to Sandy!

Inter-POA Coordination with Warren County - Erica Santana

The Warren County Coalition of Community Associations (WC3A) is a volunteer organization comprised of leadership from various HOAs and POAs in Warren County. It was convened in the summer of 2023 in response to a proposal by Warren County for changes to the ordinances governing short term rentals. Several members of each HOA/POA were opposed to removal of the 100-foot setback rule and wanted HOAs/POAs to have more say in the Conditional Use Permit process. After an organized response, and submittal of alternative language for the ordinance revision, WC3A was successful in influencing the county to preserve the 100-foot setback, getting the county to institute a 3-strike policy for CUP violators, and increase HOA/POA feedback into the process for CUP issuance and revocation.

The current stipulations for a 100-foot setback variance require that an applicant must obtain written approval by all adjacent property owners, Supervisors consider objections and/or approvals before granting a waiver, no waiver can be granted for less than a 60-foot setback, and any applicant seeking a waiver must also own the adjacent property. With their primary purpose achieved, the WC3A group was dormant for a while.

This summer, the Association has come out of dormancy and resumed coordination since the Board of Supervisors has announced that it wants to revisit the CUP ordinance due to feedback from developers and property managers.

This coming Tuesday, August 19th, Chase Lenz, the County Zoning Administrator, will present proposed text amendments for short-term tourist rentals at the Board of Supervisors meeting. Any individuals interested in this topic are encouraged to attend.

Currently, there are more than 20 short term rental properties in BMPOA. The POA does not have any restrictions in its governing documents about short-term rentals. This is an issue of growing concern and will likely be something the BMPOA Board considers in the future.

BMPOA 2025 Board Annual Meeting Minutes

The existing feedback mechanism for short term rentals is that when a CUP is requested, the County reaches out to BMPOA for feedback on whether it supports the issuance or denial of the permit. The POAs feedback is considered, but it has no direct authority in the decision to issue.

Erica Santana is BMPOAs representative to WC3A and any BMPOA property owner who wishes to provide feedback to the Association should reach out to her for coordination.

Public Comment (3-minute Limit each) (Presiding President Mike Veasey)

There were no requests for Public Comment.

Meeting Adjournment (Presiding President Mike Veasey)

The meeting was adjourned at 2:14pm.