

BMPOA Monthly Meeting Minutes:

Minutes recorded by: Sarah Vernier

Board Members Present: Greg Young, Mike Veasey, Carl Herz, Jonathan Morrison, Sean Pond, Jim Critcher, Jim Cook

Members: Pat Patton, Price, Walt Mabe, Thomas Wallenuse, Beth Herz, Bev Pond, Ben Hutchison, Dan Zeman

Called to Order: 6:00 PM

General Notes: July meeting minutes, August canceled meeting minutes, September's meeting minutes, and October's canceled meeting minutes were approved.

Item: Financials

Discussion: Financials were sent out prior to the meeting. Mike reviews the expenditures for the members of the community who are in attendance. No questions/comments.

Action:

Item: Roads Report

Discussion: Carl - We have completed some road repairs since the last update. Carl will survey the roads for the known troublesome spots. As far as potholes/grating. Meeting with the contractor, in meantime developing standard operating procedures. We are currently adequately prepared for winter, usual help standing by and sand barrels are full.

Action:

Item: Recreation

Discussion: Jonathan discusses a few maintenance items. The final event for the year is complete, therefore within the next week or so the building will be shut down and winterized for the season. Greg mentions that the building has only ever had fans, and the AC/Heater is rented, regarding closing the lodge.

Beth Herz makes a proposal for changes to make regarding the contract for the lodge. This includes increasing rental fees by \$500.00 and an increase to \$3000.00 for non-property owner events. Beth proposes to increase the cost by \$500.00/event per year until it reaches the amount of \$4,500.00 per rental. These increased fees have the potential to bring in an extra \$12,000.00 annually, which can be put toward repairs, updates, and other recreational needs of the lodge. Between 2020 and 2021, 8 events by property owners have been booked. A few other changes - Beth mentions having a deposit that is either partially refundable to completely nonrefundable, this would bring us closer to the standard of other wedding venues. Beth also mentions changing the date of when a venue balance is due from 30 days before the event date to 60 days before the event date. She would also like to pursue the possibility of opening the lodge for more dates (make Friday night or Saturday night events available to all clients). Property owners would still have access to booking on Friday and Saturday. The only issue from scheduling more events per week would be the schedule for cleaning of events, which would be more difficult. Current rates for events are \$1,250, next year \$2,500, for non-property owner events. Property owners are \$300/event. Greg gives background to the property owners about Jim McManaway and Missy running the lodge and events. Mentions having to make ADA compliant, renters for the event have to purchase their own insurance and alcohol license. Pat asks if we have thought about putting AC into the building so that we don't have to rent it to someone. The issue in the past was that the cost-benefit analysis wasn't worth it, due to windows not being sealed very well and the building being so large. The only reason we would open the lodge in the winter would be if the amount of people wanting to use the lodge was substantial. Carl mentions lodge improvements that are necessary that we haven't taken action on: the floors, 4,000 sq ft (painted every year) \$25,000- \$30,000 for a more permanent solution. Carl did get 3 estimates from area steel resurfacing and restoration companies; iron frame work underneath the lodge needs to be sandblasted and recoated before it rusts, estimated at \$8,000 (which takes multiple days to complete). Carl gives an overview of what is involved in doing that. Jonathan also points out that when trying to cool the building in the summertime, we only have to cool the main room. If we were to heat the lodge, the utility spaces need to be heated (as well as the rest of the building) during the winter. It is much easier to cool than to heat the building, especially since there is no insulation underneath the main lodge room. Greg mentions a 5 year plan would be more feasible for larger projects. Bev brings up an end of October event - some outlets do not work in the lodge and need fixing. Carl encourages anyone in the association to contribute and help out the lodge. Mike makes a motion to approve Beth's changes and price increases, Jonathan seconds, approved without objection. Beth reiterates that the need for the contract to be changed to 60 days before the event rather than 30, and a completely nonrefundable event fee. Greg mentions putting an appeal clause, bring it to the board, and act on it. Beth reiterates that the deposit is 200. Mike would like to have an exception of modifying the contract for the hardship clause, making event refunds reviewed by the board for extenuating circumstances. Mike moves to modify the motion to include the hardship clause. Jonathan seconds, approved without objection.

Action: The rate for renting the lodge will increase throughout the following years. Event payment due 60 days prior to the event rather than 30.

Item: Continuing Business

Discussion: Walt Mabe brings updates: brought to his attention that a lady up here had feral cats and things in their yard, which the county recognizes that there is a problem. However, they also recognize that she has a mental problem, which helps us understand what's involved with what she is doing. Three humane societies have been involved, two of which took cats, the other did not due to not being able to catch the cats. The things in her yard are being moved out and will be taking a while to move things out, with her being mentally attached to her items. On another note regarding individuals within BMPOA, four gentlemen had excessive automobiles/boats, whereas each one has been notified and delivered a citation: 30 days to move it or the county will help them move it. There is no new update on the tower on BMR. Greg reiterates what the tower is about to new community members. Walt asks about the culverts, and says they might be cheaper through the county for those.

Mike informs new members about the annual meeting. He mentions that at the annual meeting there was an election, there was a vacancy, the director's position is vacant. Mike nominates David Cook as a director at large. Vacancies can be filled by the board until the next annual meeting. Sean seconds that motion. Approved without objection.

Walter Mabe would like to be on the Facebook page. Bev will get him onto the board. Dan Zeman questions what BMPOA page we use. Greg informs him that the BMPOA Facebook pages are not official, but the BMPOA.org page is the official page and website. Jackie mentions how BMPOA page was created to chat among ourselves, informative and unofficial. Carl has a few updates on things - Deer Lake dam - relicense deer lake dam, and determine the design needs for spillway and overflow, recommended that the dam be replaced at the last engineering survey. Determined the process for relicensing, design needs, inundation study needed. There was no record of the prior inundation study, therefore it must be redone again, so that the dam can be recognized as a low, moderate or high risk dam. Since the existing overflow protection is in need of maintenance, we have established the need that the dam is needing to be replaced. The results of inundation study will help us understand what the needs are - we have to comply with the regulation that the study gives us. The system may need to be re-engineered if it comes back as a high hazard risk. RJ Struthers at Triad Engineering Firm. We have been setting aside money in a specific fund for this project. The preliminary estimation for inundation study will be around \$60,000.00 for a study if it is high or moderate risk. The study would be a group of engineers using GIS and survey data to map the entire flood plain of Deer Lake, list, classify, organize, anything coming out of Deer Lake. Jonathan asks about a grant from the state to do these types of things. Carl wonders about that and may be able to check with the state about it. Carl needs to contact the county about the emergency preparedness plan for the dam, which still needs to be created.

Carl brings up REC and herbicide application that was discussed at the prior meeting. We are trying to determine if the board can make a blanket request to restrict spraying of herbicide in the association as a whole instead of having each homeowner request NHA individually.

Ben Hutchison reminds the board that the renewal for the website is coming up and asks for board approval to continue with the purchase. Greg motions to continue paying for the website. Seconded. Approved without objection.

Action: David Cook is elected member at large.

Item: New Business

Discussion: Jim needs help on the architectural review committee to make sure new building structures or cutting is within the covenants of the board. Patrick Patton asks to be added to help Jim on this.

Walt asks about internet coverage, and informs us that the state is offering broadband service to any of the surrounding properties in Front Royal to provide anyone who needs it. This is mainly for the kids who are doing their schooling from home. There are 256 young people who are not getting adequate service for doing schoolwork within the county. Ben mentions Starlink, which will start going live next year as an option if it is needed at the time.

Action: Pat Patton will be helping Jim on the architectural review committee.

Adjourned: 7:10 PM