

BMPOA Monthly Board Meeting Minutes: April 14, 2025

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Billy Orndorff, Carl Herz,

Board Members Absent: 1st Vice President Harry Davis, Director Erica Santana

Guests: None

Total Number of Membership and Guests Present: - 8 Board Members, 18 Members, 0 Guests

Items of discussion: President Introduction, December 2024 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

President Call to Order/Opening Remarks

The President opened the meeting at 6:01pm welcoming everyone. He then asked the secretary to provide information on the December 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that the December meeting minutes were reviewed and agreed upon by all Board members via email, then made a motion that, in lieu of reading the entire minutes, the Board approve them as written and reviewed. The motion was seconded and a vote for approval/disapproval happened and the December 2024 meeting minutes were approved.

Nominating Committee Report (Treasurer Mike Veasey)

Mike stated all 9 positions on the board of directors are up for election at the annual meeting in August. In addition, two members of the nominating committee must be chosen. Five board members have indicated a willingness to continue to serve on the board while 4 board members have decided to end their service. Any property owner may run for any office but the nominating committee will definitely seek to fill vacancies for the first vice presidency, secretary, treasurer, and one director at large position. It is possible that current board members will choose to run for a different position thereby creating a different set of vacancies. The community will be informed of the need to fill these vacancies and their opportunity to run for office by announcement in the newsletter and by posting on the official webpage and the unofficial Facebook page beginning early May with the nominating window closing on June 30.

Financial Report (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for March 2024. All reports are in the 'Board' section of <https://bmboa.org>.

BMSD

- No income this period.
- Expenses of \$19,492 (\$200 website mntce {2 months}, \$294 printing, \$6500 common area maintenance, \$6758 stone for roads, \$5740 road maintenance)
- Checkbook balance \$192,503 reserve CD \$64,386, total available funds \$256,889

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BMPOA

- Income this period \$13,000 (lodge rentals)
- Expenses this period \$3980 (\$214 internet, \$152 electric, \$500 marketing 2 months, \$2139 lodge social event, \$870 lodge maintenance {window washing}, \$105 exterminator)
- Checkbook balance \$45,746
- Sanitary District Rate: The county Board of Supervisors approved the recommended Sanitary District rate of \$65/lot and .23 per \$100 of improved value (a .01 increase from last year.)

Upon completion of his report, he asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

Roads Report (Carl Herz)

Carl said there was nothing new to report.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder):
 - o 3rd week of April (April 19) is the BMPOA Bloom Bash. She is working on contacting members for assistance with food etc.. This will be the first event kicking off Spring.
- **Social Committee** (Mackenzie Long):
 - o Mackenzie made a motion requesting \$3500 for a Summer Party on either June 28th or July 12th. This may include a pig roast with an estimated 100 members and family. The motion was seconded and approved.
- **Deer Lake Recreation Area** (Chairperson Garrett McNamara):
 - o Garrett informed us that we need volunteers to help with cleaning up the upper recreation area. Volunteers will meet there on Saturday April 26th at 10am and most likely will be done by noon. Cleanup includes cleaning out and piling deadfall from an area near the far tennis court. We may also be cutting brush like oppressive vines. Billy is helping run this.
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy provided the following information: I am still going through all of the property records. I have a little pile of tidbits to scan. I found a letter from Henri de Longfief to a property owner who left a campfire not dead out, which Henri extinguished. Henri wrote about the 1928 forest fire which burned Blue Mountain and the forest all the way to Paris, VA!

Lodge Repair Committee Report (Jonathan Morrison)

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Jonathan informed us Lodge Winterizing was complete and painting will be completed prior to the next meeting. The Lodge is open for members to request usage and enjoy. Recreation Area cleanup is scheduled for April 26th. Contact Jonathan or Garrett to volunteer and get all information.

Membership Committee (MC) (Allison Radcliffe)

During the March meeting Allison volunteered to Chair this committee. In the April meeting Allison said she would like to put together a BMPOA Welcome Packet. Everyone agreed this was a great idea. President Critcher asked her to present the packet plan and costs in the May meeting. Allison agreed.

Architectural Review Committee (Jim Critcher)

President Critcher provided statuses on each of the Conditional Use Permit (CUP) requests (below) the ARC received in the last few months. There was a long discussion on CUP. The information is after the CUP Approval Requests below.

- CUP Approval request (471 Shady Tree Lane, Tax Map # 16A 1 2 59A Owner: Christopher King-Archer Owner Residence: 331 Kerfoot Ave, Front Royal)
 - o Patrick informed everyone that Mr. King-Archer corrected his CUP documents and provided those to Warren County (WC). Patrick verified this with WC and President Critcher sent BMPOA approval to WC.
- Previously Denied CUP Review Request (116 Mossy Rock Ln Owner Olig LI): Mr. Li had presented the changes he has done to his property that included video surveillance, repair of the home, and a property manager that lives right next to the home. Patrick made a motion to authorize Mr. Li to send a new CUP request to WC that the BMPOA Board would approve. The motion was seconded and approved. President Critcher will notify Mr. Li.

Covenants Enforcement Committee (Billy Orndorff)

- Nothing new on Covenants Enforcement.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - o We discussed the bees, which Carl has taken care of for now. He removed a few nests & placed some screen to keep them out.
 - o Billing on the porta potty begins May 1st.
 - o Reminder that we need to get the contract for security signed.
 - o A meeting has been set for clean up at the Lake for 4/17. (new date due to bad weather).
 - o Existing sand from the lake to the beach area was brought up, and I volunteered to help with Carl's efforts when he's ready.

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- Tony made a motion to purchase a new picnic table not to exceed \$500. The motion was seconded and approved with a 5 Yea and 2 Nay Board vote. She agreed to look into seeing if we can get one made to match the existing table on the lakeside. The new table will be in the same area.
- **Dam Maintenance** (Carl Herz): Nothing to report at this time.

OLD/FOLLOW-UP BUSINESS

- BMPOA Chipping (Firewise Grant Status): Jim Cook stated he will be taking the contractors out next week to make their proposals on chipping all deadwood and brush piles members have placed by the side of the road IAW the guidance provided on bmpoa.org and Facebook. Members have up to April 30th to make their piles. The contractors will start chipping the first week in May. Contact Jim or Patrick via email with any questions.
- BMPOA Spring 'Adopt a Road' Program (Carl Herz): This will be April 19th unless it rains. If it rains it would be April 20th. This conflicts with the Bloom Festival. However, it will be from 9am-12pm. Carl requested \$200 for food and supplies. This was discussed and approved.
- BMPOA Dumpster (Billy Orndorff): Billy said the first dumpster was filled and removed. A second dumpster is in place. Billy is keeping track of the costs to ensure we do not go over the \$5,000 authorized.
- Newsletter (Harry Davis): Harry Has sent the newsletter to the printer. Once completed it as well as Recreation Passes will be placed in BMPOA envelopes and mailed in early May. Volunteers will be requested to assist in completing the envelope task.

NEW BUSINESS

- BMPOA Contract Requirements: President Critcher informed the Board that prior to the execution of any contracts involving/affecting BMPOA, they must be signed by the BMPOA President or Treasurer.

Public Comment (3-minute Limit each) (Secretary Patrick Patton) (Attachment 1)

Garrett McNamara asked if there were any rules on combining his lots. The secretary opened BMPOA Covenants and before he could provide a response, without being recognized by the Chair, Dan Zeman vocally attacked the Treasurer accusing him of combining lots in contravention of the covenants and depriving the association of revenue. The President asked the Treasurer what the Covenants said. The Treasurer stated that while combining lots is prohibited it is one of those provisions held over from the early days of the association that the association has not historically enforced as they are no longer practical nor enforceable. He referenced covenant provisions like it such as having chickens, ATVs, multiple sheds on one lot. He stated there were many more that are truly unenforceable. Mr. Zeman again, loudly and without being properly recognized, interrupted the explanation demanding to know when and how this policy was announced to the community as he

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wanted to combine lots but was told he couldn't. He continued to loudly voice accusations at which time the President gaveled the meeting to adjournment.

Meeting Adjournment (President Critcher)

There was a move to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 6:51pm.