BMPOA Board Meeting Minutes

Date & Time: September 14, 2026 @ 6 pm
Location: Blue Mountain POA Lodge, 540 Cliff Rd. Linden, VA 22642
Meeting Minutes taken by Secretary Jim Boissonnault
Board Members Present: President Jim Critcher, 1st VP Jim Cook, 2nd VP Toni Billington, Treasurer Garrett McNamara, Secretary Jim Boissonnault, Director Marc Nelson, Director Billy Orndorff, Director Mackenzie Williams, Director Brian Elder
BMPOA Members Present: 5
Guests Present: 0
NOTE: Board Meeting Attendance is for property owners of record or Board approved Guests only

1. PRESIDENT CALL TO ORDER/OPENING REMARKS (President Critcher) 7pm.
2. READING FINANCIAL REPORT (Treasurer Garrett McNamara)

   Details are posted to the bmpoa.org web site on the Board page.

BMSD

FY 25-26 BMSD Funds Report - August EOM 2026 & FY26 EOY		
Balance on 1 Sept 2025 (New FY)		*$255,889.76*
Minimum reserve target		*$100,000.00*
	This Period	FY Total
Revenue	$165,702.41	$318,648.75
Expenses	$23,824.88	$264,432.21
Ending balance (checking + savings)	$320,072.40	-
Revenue by category:		
Donation	$0.00	$0.00
Road Impact Fees	$0.00	$7,125.00
Sanitary District Fees	$165,323.89	$294,833.65
CD interest	$209.02	$5,091.07
Refunds/Reimbursements	$169.50	$11,599.03
	This Period	FY Total

BMPOA

FY 25-26 BMPOA Funds Report - August EOM 2026 & FY26 EOY		
Balance on 1 Sept 2025 (New FY)		*$51,155.01*
Minimum reserve target		*$25,000.00*
	This Period	FY Total
Revenue	$10,900.41	$77,756.71
Expenses	$8,201.31	$78,804.06
Ending balance	$50,175.43	-

3. APPROVAL OF AUGUST 16 MINUTES (Secretary Jim Boissonnault)
   The Secretary noted the minutes had been reviewed and accepted by the Board via email and moved that the Board approve the minutes as written. The motion was seconded and approved.

4. NOMINATING COMMITTEE REPORT – (Jim Cook, Chair) [Committee dormant until next elections]

5. ROADS REPORT (Jim Cook, Chair)
   Roads is concentrating on preventive maintenance—keeping water in the ditches and flowing through culverts—to reduce and eliminate road damages.

6. LODGE (Morgan Fox Elder, Chair)
   2026 season going well; 2027 is very booked; starting to book 2028.

7. RECREATION REPORTS (Garrett McNamara, Chair)
   Season is over (concluded after Labor Day. One funding request to assess repair cost for basketball hoop at upper rec area as noted/requested by a member at the Annual Meeting during public comment. Motion to approve up to $750 seconded, approved and approved.

8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher, Chair)
   Not much to cover; county permits issued report is helping ARC keep up with reviews.

9. COVENANTS ENFORCEMENT (Billy Orndorff, Chair)
   Noted Covenants need updating and we use Warren County rules for additional guidance; Billy noted how the vertical blue, reflective address signs offered by Warren County Fire & Life Safety Specialist Lieutenant Lisa G. Wilbanks at Annual Meeting might be of concern due to wording of covenants. The purpose of the signs is to save lives in an emergency situation by allowing emergency services to easily locate an address. Billy made a motion that the Board state the signs aren't a violation, the motion was seconded and approved.

10. MEMBERSHIP COMMITTEE (Allison Radcliffe, Chair)[1]
    We currently have 4 homes for sale, 1 is under contract and 1 is pending sale. We are continuing to provide new residents with the BMPOA welcome booklet but feel that the booklet requires numerous revisions and updates. Jim B and Allison will be working together to get the website information for the booklet updated and we would then need to print additional booklets to hand out to new residents. When meeting new residents, we are referring them to the BMPOA.org website, and encouraging them to sign up for our community email list to receive monthly mailings.

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams, Chair)
    We've started advertising the Chili cookoff; are saving funds by not hiring a band and have found a member who has volunteered to DJ the event for free. Planning continues for December and the rest of the year.

[1] Allison was unable to attend; the MC report wasn't presented at the meeting but is included in the minutes for documentation.

12. OLD/FOLLOW-UP BUSINESS

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)
  Looking to start installation work in October at Cliff & Blue Mt; Top of Indian Lookup.

- Lodge Use Policy (Garret McNamara)

13. NEW BUSINESS

- Code of Conduct Review & Ratification (President Critcher)
  The Code is still under review by the BMPOA attorney.

- Bylaws & Policies Committees (President Critcher)
  President Critcher noted both a Bylaws and Policies Committee are being established to update our Bylaws and create standard Board policies in line with best practices and the law.

- RV Parking at Lodge (President Critcher)
  This was discussion surrounding a vehicle parking at the lodge when the lodge is booked for the weekend. The Board said parking is allowed under the weekend rental.

14. PUBLIC COMMENT (3-Minute Limit per Person) (President Critcher)[2]
    Dan Zeman (parcel 248--132-736) spoke the Board of past experiences with the Board and voiced that the Board has to have a complaint mechanism;
    Jen Kesler (parcel 248--132-736) addressed the Board of past experiences with the Board.

15. EXECUTIVE SESSION (Legal & Personnel)
    The full board met in executive session starting at approximately 7 – 8:30 pm session to discuss legal and personnel matters, following a motion to go into executive session. No actions were taken during the session. Following the session, the board exited the session and reopened the public meeting.

16. MEETING ADJOURNMENT (President Critcher)@ approximately 8:30 pm.

[2] Beginning with the 2026-27 BMPOA annual cycle, the Board minutes will reflect implementation of best practices per Robert's Rules of Order and State Law requirements, which note public comment minutes should record name, lot/address of speaker (if possible), and a brief summary of comments avoiding emotional language, personal attacks, or unverified accusations.

BMPOA Board Meeting Minutes

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	Mackenzie Williams
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	Chair Open
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller, Sarah Conaway
Covenant Modernization Committee	Chair Open
Communications Committee	Mackenzie Williams*, Bryan Conaway, Jim Boissonnault
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
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)*