

# BMPOA Board Meeting Minutes

**Date & Time:** Monday, April 13, 2026, at 6-7 pm

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

Meeting Minutes will be taken by Secretary Jim Boissonnault

**Board Members Present:** President Jim Critcher, 1st Vice President Jim Cook, 2nd Vice President Toni Billington, Secretary Jim Boissonnault, Director Marc Nelson, Director Billy Orndorff, Director Mackenzie Williams

**BMPOA Members Present: 7**

**Attendees: 9**

**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 Jim Critcher)
2. **READING/APPROVAL OF MARCH 2026 MEETING 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.
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)  
Jim Cook presented amounts and expenditures from the Treasurer’s report. Details will be posted to the [bmpoa.org](http://bmpoa.org) web site on the Board page.

## BMUSD

FY 25-26 BMUSD Funds Report - Mar EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$255,889.76
Minimum reserve target		\$100,000.00
	This Period	FY Total
Revenue	\$0.00	\$136,939.39
Expenses	\$5,887.89	\$72,175.06
Ending balance (checking + savings)	\$320,654.09	-

## BMPOA

FY 25-26 BMPOA Funds Report - Mar EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$51,155.01
Minimum reserve target		\$25,000.00
	This Period	FY Total
Revenue	\$7,900.41	\$32,652.69
Expenses	\$2,238.34	\$31,974.53
Ending balance	\$51,610.84	-

#### 4. **NOMINATING COMMITTEE REPORT** – (Jim Cook, Chair)

No updates.

#### 5. **ROADS REPORT** (Jim Cook)

Jim reported:

- Road repairs are full swing—pothole repairs/filling, grading and culvert cleanout.
- Due to changes in approach and a new vendor BMPOA will save approximately \$24K compared to the previous year.
- Several culverts are crushed, in disrepair or rusted out and will be repaired, extended or replaced.
- 15 truckloads of gravel have been dumped and tailgate spread this month.
- Spring repairs and maintenance will continue for the next month or so.
- We have 15 miles of roads to maintain.

Jim explained the grading & leveling process: We come through to grade the road a couple of weeks before putting down new gravel. The road needs to be leveled; otherwise, new gravel will not fix dips. We fill the dips, then apply the gravel. Jim covered the approach for rock remediation, that they are jackhammered down because we can't know the real size of a rock and the jackhammer is the best approach. Jim also explained how BMPOA's new gravel vendor dumps and spreads the gravel using the tailgate method, which is a new and better approach than simply dumping and then BMPOA has to spread the gravel. Cheaper and more efficient.

#### 6. **LODGE**

- **Events and Activities/Events** (Morgan Fox Elder)
- **Lodge Repair** (Morgan Fox Elder, Chair)

Morgan noted the blossom bash just occurred and was a success. Morgan also reported on the upcoming painting and remediation volunteer work to be done under the lodge, that the HVAC is officially up and running with only the basement requiring a last bit of work to hook up the electrical and keep that space heated in the winter to prevent freezing.

#### 7. **RECREATION REPORTS** (Garrett McNamara, Chair)

- **Recreation Area** (Chairperson Garrett McNamara)  
Garrett wasn't present; Toni reported.
- **Lake Operations** (Toni Billington)  
Toni noted billing has started for the porta potty, the old picnic table had been removed, and the new table would be in soon (weather permitting).

An incident was reported and discussed regarding some non-residents who were using the lake.

There was a general discussion about security at the lake, the new security vendor that will be present at the lake this year without a gun, the new security contract was saving BMPOA almost half of what was paid last year.

Discussion also included the question of firearms at the lake in general and a need to decide the question in time to be included in the letter. The majority of the Board voted for a firearms and weapons ban at the lake and this will be included in the newsletter and BMPOA website lake information.

- **Dam** (Marc Nelson)  
Marc noted some money will be spent in a couple of months for routine dam

maintenance. Billy Orndorff spoke about the annual cleanup at the upper recreation area; some work was done, that 4 trees were downed and that additional work remains.

**8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher)**

Jim reported on new construction already begun on Source Lane, that the builders had no idea or knowledge of the covenants but once he contacted the builders everything was sorted out amicably within 48 hours. Jim also noted a house painted yellow was brought to the ARC's attention, but the painting was already done, that the ARC is a pre-emptive entity and once a violation has occurred the issue then moves to Covenants Enforcement as a violation.

**9. COVENANTS ENFORCEMENT (Billy Orndorff)**

Billy spoke about the yellow painted house, that he spoke with the owner at length and that the discussion didn't lead to a resolution. Jim Critcher noted it's clear in our documents that the Architectural Review Committee (ARC) approves everything exterior. There was then general discussion about covenant violations, how to resolve them and what enforcement mechanism exists. Meeting attendees participated in the discussion, asking if we can fine violators, had we tried offering the homeowner an alternative, noting that it only takes one example from the Board to deter other homeowners from violating the covenants, and one attendee offered to help with covenants enforcement. President Critcher will consider next steps.

**10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe)**

Allison reported:

- For Sale/Active Listings:
  - 135 Old Sawmill Rd new construction
  - 105 Old Sawmill Rd new construction
  - 28 Henry Way
  - Lot 33 Dogwood Blossom Ln new construction
- Closed/Sold:
  - 155 Pee Wee Ln
  - 215 Buck Rd
- Taken Off Market:
  - 123 FAR View (had been listed as coming soon)

**11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)**

Mackenzie reported the Blossom Bash was a success. For the daytime portion, 30 kids showed up for the egg hunt, far more than last year & noted a need to figure out how to better manage the age differences so older children don't grab the bulk of the eggs before the younger ones get a chance. She also asked if any parents with older children would consider helping come up with other activities next year for the older children. Over 50 people attended the evening event and there was a large family presence.

Mackenzie noted plans are under way for a summer event same as last year--lake cookout with catering, bubbles for kids. In the Fall there will be a different event: a chili cookoff with 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> prizes. The cookoff saves the cost of catering the food. The cookoff is more focused on adults and won't be on Halloween this year. The winter event will be a holiday party with some type of music-guitar/background—and a nice catered dinner. Emily Ford's dad is an experienced Santa and has offered his services for free.

There was also some general discussion about people sitting on the stone wall behind the Lodge, with questions about liability. Jim Critcher noted that signage and any policy has been put in place by the Board in direct response to what BMPOA was asked to do by our insurance company.

## **12. OLD/FOLLOW-UP BUSINESS**

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)  
Jim Cook noted he is still working on this with the post offices (Linden and Front Royal)
- HVAC and Lodge Holiday Bookings Policy (Morgan Fox Elder)  
Morgan noted that other than July 4 and Christmas, the Lodge is available and if BMPOA residents want one of the holidays, that will be dealt with as the requests come. There was a suggestion of a lottery system for special events and Morgan noted if there are multi-year requests from a single person, then we can look at that suggestion. Jim Critcher noted the improved lodge will likely take a year or two to get socialized within the community. Also note: the Lodge will be open year-round.
- Rec Area plan (Garrett McNamara, Toni Billington, Billy Orndorf)

## **13. NEW BUSINESS**

- New Committee: BMPOA Coms Committee (President Critcher)  
Jim announced the new Communications Committee to help improve association communications and help move us away from social media to our new email subscription model/system. Jim thanked everyone for the recent emailed newsletter and the mail system setup.

## **14. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (President Critcher)**

Two speakers signed up.

Patrick Patton: Patrick spoke about the yellow painted house to say flora and fauna include the color yellow.

Erica Santana: Erica asked for an update on the Bird Saver project. Morgan stated the Lodge peaks are too high and that Jim Cook was going to assist with a laser measurer.

After Patrick and Erica, there was general public comment/discussion. There was a request for additional signage re: dogs and fishing policy at the Lake, namely another sign further up. Jim Critcher said that will be addressed.

Jim Cook raised a new item on money recovered from previously approved road funds. He noted we are going to end up with approximately \$36K in savings and asked about reallocating that for the already approved new floor treatment at the Lodge. The new floor was already approved as part of the 3-to-5-year plan and scheduled for late 2026. Jim Cook's request was that we consider using the savings for the flooring now and move up the implementation from a year or two out to now. There was then general discussion about the current floor and maintenance costs, and the durability and maintenance of the new floor treatment, noting how much easier and cleaner the new floor would be. Jim Cook motioned to use the recovered funds to do the floor improvement now instead of at the end of the year. The motion was seconded and approved.

## **15. MEETING ADJOURNMENT (President Critcher)**

## BMPOA Board

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
Communications Committee	Mackenzie Williams, Allison Radcliffe, Bryan Conaway
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller
Covenant Modernization Committee	Chair Open
Bylaw Modernization Committee	Chair Open
Legislative and Public Relations Committee	Chair Open
Membership Committee	Allison Radcliffe (Chair)
Newsletter Committee	Chair Open
Nominating Committee	Jim Cook (Chair)*, Allison Radcliffe, Donna Gray
Public Safety Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder (Chair)
Recreation Area Committee	Garrett McNamara (Chair)*, Billy Orndorff, Marc Nelson
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*