

## **BMPOA Annual Meeting Minutes: August 18, 2024**

*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 –Carl Herz, Garrett McNamara, Erica Santana

**Board Members Absent:** 1st Vice President Harry Davis, Director At Large David Cook - RESIGNED

**Total Number of Membership Present:** Total 36 - 7 Board Members, 29 members & family at Lodge

### **Items of discussion**

President Introduction; Reading/Approval of 2023 Annual Meeting Minutes; 2024 Election of Officers, Directors and members of the Nominating Committee; Committee Summary Reports (Financials, Membership Committee, Roads, Dam, Recreation: Lodge Events; Lodge Maintenance; Deer Lake Recreation Area, Deer Lake Operations, Covenants Enforcement; Firewise Wildfire Hazard Mitigation/Chipping, Public Comment Q&A

### **President Call to Order/Opening Remarks**

President Critcher opened the meeting at 1:00pm welcoming everyone. He informed us that Director At Large David Cook had resigned and is looking for a volunteer to replace him. As this happened after the authorized election nominee timeframe, an appointment will be mad at the September 2024 meeting. He then stated the first item on the agenda was the reading/approval of last year, 2023, Annual Meeting Minutes.

### **Previous Year (2023) Annual Meeting Minutes Approval**

Upon hearing the President's request, as all Board members had reviewed the minutes Patrick had provided via Google Docs, he asked if members would like the minutes read. The answer was no. Patrick then made a motion to accept the 2023 Annual Meeting Minutes be approved as written. The motion was seconded and all Board members voted to approve the minutes without reading. The President then moved to the next agenda item, 2024-2025 Executive Board and Nominating Committee Officers Election results.

### **Executive Board and Nominating Committee Officers Election Results**

Mike Veasey, Chair of the Nominating Committee, provided the following:

#### **Nominating Committee:**

The nominating committee is composed of a chairman appointed by the president and two members elected by the association. Its job is to identify qualified candidates for positions on the board. Current members of the committee are myself as chairman and Donna Gray and Billy Orndorff as members. Those 2 terms expire next August and will be up for election at the next annual meeting.

This year, the committee's job was quite easy. As a result of board resignations and subsequent multiple changes of position on the board there were only 2 positions that need to be elected this year. They are one Director position for which David Cook is the incumbent and the Treasurer position for which I am the incumbent.

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In accordance with the bylaws, we solicited nominations from the community at large for consideration for these two positions. The nominating window opened in May and closed on June 30. No nominations were received by the committee.

Subsequent to the window closing, however, David Cook resigned his position on the board. Consequently, the committee must now announce the vacancy to the Association and identify possible candidates for presentation to the board. The board will appoint a Director at its September or subsequent meeting.

That leaves the position of Treasurer. So, since the bylaws allow unopposed candidates to be elected by acclamation at this meeting, I move that I be re-elected by acclamation as treasurer. This was seconded and unanimously approved.

### **Financial Report**

The BMPOA Treasurer, Mike Veasey, gave a summary of where we started at, what income we received, our expenses by category (yellow highlights), and our closing balance. He stated the financial condition of the association which remains excellent. The current checkbook balance for the sanitary district is \$176,598. The current checkbook balance for the homeowners association is \$40,771. He highlighted key expenditures: the investment in a new loading dock; and upgrades to the lodge. He then closed by telling everyone that he has a print out of every check written this year sorted by expense category. If they want to look at the details of what constitutes any particular line item total or to whom the check was written he is glad to show them after the meeting. His reports are attached (Attachment 1, FY 23/24 BMPOA FUNDS REPORT TO RESIDENTS ANNUAL MEETING AUGUST 2024; Attachment 2, FY 23/24 BLUE MOUNTAIN FUNDS REPORT To Residents Annual Meeting 2024).

### **Membership Committee Erica Santana Reporting:**

Membership Committee Annual Meeting Report - Beth Herz

The Membership Committee has been tasked with identifying new homeowners within BMPOA and sending informational packets regarding the association. Once a month a search is conducted on Zillow.com to identify homes for sale in the area. Any previously identified homes for sale are checked for pending or completed sales. Information regarding the "for sale" and "sold" homes are logged into a spreadsheet and compared against Warren GIS records monthly.

Once the Warren GIS record reflects the new homeowner's information, a "Welcome Letter" is mailed to the mailing address on record welcoming the new homeowner to the neighborhood. Information regarding the monthly and annual meetings is provided, as well as an invitation to attend the meetings and a brief overview of the recreation facilities. The BMPOA website information is included with directions on where the homeowner can find the Protective Covenants and Bylaws, and Rules and Policies of the Lake online.

This year, welcome letters have been sent to 8 new property owners, and an additional 5 recently sold homes are currently being followed up on for new property owner information. In total, 14 properties in BMPOA have been identified as on the market and/or recently sold over the past year.

### **Roads Report**

This past year has been mostly typical for road maintenance. With the exception of replacing one of the longest underground culvert pipes in our system, at Rocky Spring/Rocky Boulder, most maintenance has been scheduled preventive maintenance with the exception of Jan/Feb and early August with Tropical Storm Debbie. Both of those periods saw significant water runoff after long

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periods of dryness, so when that happens we always scramble to address the issues that arise such as clogged culverts from leaf/debris jams, overflowing ditches, new ruts and potholes, etc.

One challenge we face is leveling expectations and aligning perceptions of what the road maintenance is and isn't. First of all, our POA is almost entirely developed, meaning that we don't anticipate significant increases in development in the future, or a significant increase in occupancy.

We are a small, rural mountain community with gravel roads on steep hills with many turns.

Therefore, any given road will probably always have an issue at any given time. This is especially true with potholes and ruts. Secondly, we have worked to keep our tax rate as low as we can, and we do this by continuing to run the road maintenance as it's always been. There is little to no chance of a fundamental change in the character of this place, so there remains a prerequisite for us to possess some ability, ruggedness, neighborliness, preparation and patience for us here on the mountain, especially in matters of transportation.

The roads committee members and work crews do their best to be vigilant, proactive and head-off issues before they manifest, i.e. clearing ditches and culverts before the rainy season. We must also respond to issues as they arise, so we also depend on feedback from the community and last year we received and addressed more than two dozen concerns brought to our attention by emailing us via the BMPOA web page. With almost 15 miles of roads, and with our limited resources, this has been a great asset in keeping us informed of issues as they occur and allows residents to participate in their ownership of the community.

We will always welcome volunteer efforts to help out on the committee, and we also want to encourage equipment owners/operators among us to consider joining the team to work for the community on a professional level. We are currently in need of a machine/tractor with a 3-pt angle blade, and a 4WD truck and dump trailer for smaller gravel distribution, and a roadside-vegetation control crew. Please express your interest or ability via email or in person.

Carl asked if there were any questions. Jackie Robinsen (Wild Cherry Lane) asked who is responsible for removing the vegetation that is blocking car views where Cliff Road meets Blue Mountain Road (BMR)? Carl stated that BMR view obstruction is VDOT's responsibility. Lisa Ferrando (Rocky Spring Lane) had questions on what equipment is used to maintain the BMPOA roads, who owns it, and must they be licensed? Carl stated Dozers, graters, and any other equipment is owned by private contractors who must be licensed to operate it. This ensures safety for our owners and their families as well as insurance coverage and proper payment.

### **Deer Lake Dam Report – Carl Herz**

Though dams seem to be a permanent immovable fixture, they actually require a fair bit of maintenance, inspection and administration. Our care and maintenance of Deer Lake Dam is overseen by the Virginia Dept of Conservation and Recreation. It requires regular engagement with this state agency for periodic inspections and corrective actions, certifications of operation and maintenance, and in the near future the dam will require significant modification as its water level-control system ages out of its serviceable life. These systems are designed by professional engineers and will require significant planning and resources. We expect that in calendar year 2025 a committee will need to form and decide on a path forward. Interested? Please consider volunteering to become educated and engaged in this process.

### **Recreation Reports**

#### **- Lodge Maintenance and Events – Jonathan Morrison**

Morgan Fox

The electrical work, new fans and chandelier are now up and running. We have had all the outlet receptacles replaced, as the old ones were a safety hazard. We are happy to share that we

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have a busy August through November here at the lodge. We welcome POA members to visit us and enjoy the sunset when available. As always, the calendar is on our website and you can reach out to Morgan Fox Elder for any information.

### **- Deer Lake Recreation Area - Garrett McNamara**

Garrett stated he was working on trails and removed a couple of fallen trees. There was nothing further.

### **- Deer Lake Operations Area - Garrett McNamara Reporting:**

Toni Magro

We have had 1,442 homeowners & guests visit Deer Lake

- \* Two dog waste stations were added.
- \* The porta potty was upgraded to accommodate the handicapped.
- \* April & May started with a large clean up mostly centered on the beach area.
- \* Clearing up the sticker bushes along the creek & beach entrance area. We pulled out a picnic table, water heater, along with other debris including broken glass.
- \* A new rule was brought forth to not allow glass containers.
- \* On the dam side, rocks were placed around the dam sign & lavender was planted behind it.
- \* Our Robinson Beach sign was also given new life with a fresh coat of paint.
- \* During the season we replaced a life ring that was unusable.
- \* Carl replaced was a step ladder that had broken/missing steps.

Carl also kept watch on & cleared debris to keep the dam flowing. Thanks Carl!

## **Covenants Enforcement – Erica Santana Reporting**

Billy Orndorff

- \* 5 unlicensed vehicles removed that were sitting idle on property.
- \* We had a couple ATV/dirt bike complaints. I visited the owners and talked with them. They were cooperative and we have had no issues since.
- \* We conducted the first yard clean up effort for mountain residents. It was very successful. Residents filled 4 construction dumpsters in less than a month. I couldn't keep an empty one there. We were slightly over budget due to the weight of the containers and charges for unexpected items like appliances and burnt wood. Overall it was a good effort. I'd like to continue to do this annually. I've already talked to Mr. Matlock and he is still willing to let us put a dumpster in the same spot.
- \* Looking forward to next year I would like to explore what we can do about abandoned and run down houses on the mountain. I realize that this is a major chore in its own and any suggestions or ideas you may have please reach out to me.
- \* Thank you for your cooperation this year and let's keep up the good work.

## **Firewise Wildfire Hazard Mitigation/Chipping - Patrick Patton**

Patrick informed the members that the information provided in these reports meets the Virginia Department of Forestry's Firewise training requirement to keep BMPOA in good standing with VDOF. He continued with his reports:

### **Blue Mountain Fire Mitigation Guidance**

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As you know, BMPOA encompasses the Blue Mountain Sanitary District. According to the Insurance Service Organization (ISO), Blue Mountain Sanitary District is at Level 9 – High Risk Fire Mitigation Status. This risk continues with the recent drought.

The Homeowner section on our website, [bmpoa.org](http://bmpoa.org), includes several important items to help homeowners mitigate these hazards. One advantage guides us in how to receive (and have installed) free smoke alarms. Another is the Blue Mountain Subdivision Wildfire Evacuation Guide. The Homeowner section also includes the Blue Mountain Community Wildfire Risk Assessment provided by VDOF.

### **Firewise Chipping and Grant**

I'd like to give a big Thank You to the owners who provided me the hours and personal contractor amounts to help pile the deadfall into bushes on their properties. Their assistance enabled BMPOA to receive a grant of \$22,000 from the Virginia Department of Forestry. This grant equaled the total cost we paid a chipping contractor! The cost savings can now be used in the general fund to offset routine expenses or, should the board choose, be set aside for any dedicated purpose. Once again, I'd like to thank those of you that provided information on your personal deadfall efforts! I will be providing next year's request for your assistance on [bmpoa.org](http://bmpoa.org). Your input is greatly appreciated.

There were several questions about who and how to contact in case of a fire, or if there was an alarm system with sirens that would alert BMPOA residents. Jim Cook (firefighter and commander for 30 years) provided excellent guidance on fire prevention that supported Patrick's reports. He also informed us that we can get text alerts by signing up to them by clicking the 'Notify Me' link on the Warren County Fire and Rescue website, <https://warrencountyva.gov/399/Fire-and-Rescue-Services>.

### **Public Comment Q&A dependent on time (3-minute limit each) (President Jim Critcher)**

Jim asked if anyone had any questions on anything related to BMPOA. There were none.

### **Meeting Adjournment**

President Critcher apologized for going past the projected end time. The meeting was then adjourned at 2:26pm.

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### ATTACHMENT 1 - FY 23/24 BMPOA FUNDS REPORT TO RESIDENTS ANNUAL MEETING AUGUST 2024

#### FY 23/24 BMPOA FUNDS REPORT TO RESIDENTS ANNUAL MEETING AUGUST 2024

8/14/2024

FY Total

#### Balance Start 1 Sep 2023

67868.18

#### Revenue In Summary from 1 Sep

Interest	3.92
Bank Error Credit	2700
Lodge Rental/Weddings	59900
Refund	7

Total

62610.92

#### Expenses from 1 Sep

89707.83

#### Uncategorized (e.g. bad check etc)

Electric*	1678.81
Security/Internet*	6953.31
Wedding Compensation	15500
Marketing Compensation	2750
Social Event at the Lodge/Halloween	2000
Bank Charges	71.5
Lodge Cleaning	9000
Supplies Cleaning*	69.35
Supplies Wedding	
Supplies Maintenance*	2214.9
Maintenance Lodge*	48329.69
Maintenance Exterminating*	420
Board Approved Donations	520.27
Annual Meeting	
Advertising for Weddings	
Wedding Refund to Bride	200
Total Expenses	89707.83
Balance as of 6/10/24	40771.27

#### Expenses

Formerly Paid by Sanitary District*	59666.06
Unique to Weddings/BMPOA Ops	30041.77

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### ATTACHMENT 2 – FY 23/24 BLUE MOUNTAIN FUNDS REPORT To Residents Annual Meeting 2024

#### FY 23/24 BLUE MOUNTAIN FUNDS REPORT To Residents Annual Meeting 2024

8/14/2024

#### REVENUE

#### REVENUE COLLECTED

Carryover from 8/31/23	129801.43
Owner Gravel Payment	1222.94
Donation	525
Road Impact Fees	7250
Sanitary District Fees	200820.88
Refunds/Reimbursements	22000

<b>Total Revenue</b>	<b>361620.25</b>
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<b>Revenue this Year Less Carryover</b>	<b>231818.82</b>
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<b>EXPENSES</b>	<b>185021.32</b>
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COUNTY COLLECTION FEE	11194.52
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<b>ADMINISTRATIVE</b>	<b>17839.81</b>
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Audit	3700
Website Maintenance/ Database Svc	2435.58
Registration	25
Newsletter	
Insurance	10509
Legal	.

Electric	187.98
Printing	411.54
Supplies	67.72
Postage	502.99
Service Charges	
Reimbursement	

<b>MAINTENANCE</b>	<b>62733.07</b>
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Lake and Dam	10483.89
Lodge	23680
Mowing	3230
Common Area (chipping), supplies	22542.09
Yard Clean Up	2797.09

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<b>ROADS</b>	<b>70218.44</b>	
Gravel	41349.69	
Gravel for Members		
Maintenance	28868.75	
Supplies		
<b>SNOW EXPENSES</b>	<b>5115</b>	
Filling Sand Barrels	520	
Plowing	4595	
Sand for Barrels		
Spreading Gravel		
Snow Removal		
<b>SECURITY</b>	<b>29115</b>	
Lake Security	29115	
Security Camera		
<b>TOTAL EXPENSES</b>	<b>185021.32</b>	
<b>CHECK BOOK BALANCE</b>		<b>\$176,598.93</b>
CD	64385.73	
<b>TOTAL SAVINGS</b>	<b>64385.73</b>	
<b>TOTAL FUNDS</b>		<b>\$240,984.66</b>