

BMPOA Board Meeting Minutes

Date & Time: Monday, January 12, 2026, at 6-7 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, Treasurer Garrett McNamara, 1st Vice President Jim Cook, 2nd Vice President Toni Billington, Directors at Large – Marc Nelson, Billy Orndorff, Mackenzie Williams

Board Members Absent: 1

Guests Present: 0

Totals: 8 Board Members, 0 Member, 0 guests

1. **PRESIDENT CALL TO ORDER/OPENING REMARKS** (President Jim Critcher)
2. **READING/APPROVAL OF NOVEMBER 2025 MEETING MINUTES** (Secretary Jim Boissonnault)¹
The Secretary noted the minutes were from November due to the cancelled December meeting, and that the minutes were reviewed and agreed upon by Board members via email. A motion was made and seconded to official approve the minutes.
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara) (No updates)
4. **NOMINATING COMMITTEE REPORT** – (Jim Cook, Chair) (No updates)
5. **ROADS REPORT** (Jim Cook) (No updates)
6. **LODGE**
 - **Events and Activities/Events** (Morgan Fox Elder)
 - **Lodge Repair** (Morgan Fox Elder, Chair)
Morgan reported on round dollar amounts for upcoming project: HVAC (\$62,500), Window treatments (up to \$10 K for motorized shading) and \$2K for bird savers. The Board voted and approved the HVAC and window treatment funding. There was Board discussion re: a proposed lodge floor sealant/treatment to be performed and voted on later in 2026.
 - **Lodge Historical Reference Committee Status** (Sandy Flynn) (No updates)
7. **RECREATION REPORTS** (Garrett McNamara, Chair)
 - **Recreation Area** (Chairperson Garrett McNamara)
 - **Lake Operations** (Toni Billington)
Tony mentioned a replacement picnic table to be placed where old one sat by the beach area.
 - **Dam** (Mark Nelson)
The dam was mowed at the end of the season, which helps with physical inspection.
8. **ARCHITECTURAL REVIEW COMMITTEE** (Jim Critcher)
Jim reported several small-lot houses are going up and neighbors are concerned. Jim noted ARC has worked with the builders previously and they are considered responsive. Jim also noted Patrick Patton would like to depart ARC and that Jim Boissonnault and Marc Nelson are joining ARC.
9. **COVENANTS ENFORCEMENT** (Billy Orndorff) (No updates)

¹ Note: The December 8, 2025 BMPOA Board meeting was cancelled due to extreme cold/no heat in the lodge meeting space, so November's minutes were approved at the January 12, 2026 Board meeting.

10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe)

Mackenzie reported for Allison no updates other than plans to distribute welcome packets.

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)

Mackenzie reported a 3-hr planning meeting with Morgan to pick dates for all events for the coming year: Easter egg hunt/bunny, fall moon bounce w/magician instead of a band, pizzas, salad, beverages for April 4, some estimates received. Jim Cook asked for 2026 projected costs, received a response and moved and seconded to approve \$1,400 for the Spring. Mackenzie noted there'd be a spring bash, a luau; Fall would be a chili cook-off and then a big holiday party.

12. OLD/FOLLOW-UP BUSINESS

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook) (No updates)
- @bmpoa.org email box for general use (Jim Boissonnault)
Jim reported the mailbox has been purchased and configuration and testing is underway re: aliases for the contacts on the website.

13. NEW BUSINESS

- Flames Homeschool Sports sponsorship request (Jim Cook)
There was general Board discussion of the fact that it's a good program and we have a number of homeschool students on the mountain. Discussion included concerns over precedent leading to an increase in funding requests from other non-profits, that BMPOA can't really take on that role.
- Ad-Hoc Item: There was a review of BMPOA Board bylaws amended in August, 2025, regarding the ability of the Board to bar a BMPOA member or non-member from BMPOA meetings and common areas and the requirement for a written notice of trespass. The Board discussed an indefinite access suspension for one non-member and voted in the majority to suspend the non-member indefinitely on the basis of recent and past actions.

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

- Julio Pohl spoke to identify himself as a new member at 399 Chipmunk Trail Lane and was welcomed by the Board.

15. MEETING ADJOURNMENT (President Critcher)

There was a motion to adjourn the meeting. It was seconded and approved by the Board. The meeting was then adjourned at 6:29 PM.

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
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 Committee	Garrett McNamara (Chair)
Deer Lake Operations Sub-Committee	Toni Billington (Chair)*
Deer Lake Recreation Area Sub-Committee	Garrett McNamara (Chair)*
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*