

BMPOA Monthly Board Meeting Minutes: March 10, 2025

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 1st Vice President Harry Davis, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Billy Orndorff, Carl Herz, Erica Santana

Board Members Absent: 2nd Vice President Jonathan Morrison

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 6:00pm 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 9 positions on the board are up for election. 4 current members will not be running. 4 are staying on the Board, and 1 thinking about it. We need 4 people to volunteer. Treasurer and Secretary are required positions. We need 1 more person to volunteer to be on the nominating committee. Mike went through the process of vetting the volunteers for each position. If it is a competitive election then all owners get one vote no matter how many lots they own. The procedure if there is only 1 person volunteering, a voice vote at the annual meeting is done.

Financial Report (Treasurer Mike Veasey)

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

BMSD

- No income this period.
- Expenses of \$5,225 (\$910 sand barrels, \$2820 plowing, \$1495 road maintenance)
- Checkbook balance \$211,995 reserve CD \$64,386, total available funds \$276,381.

BMPOA

- Income this period \$1,200
- Expenses this period \$382 (\$225 internet, \$157 electric)
- Checkbook balance \$36,739

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- Sanitary District FY 25 Assessment: The BMPOA approved 1 cent increase in the amount each owner pays per \$100 of assessed value of improved property recommendation was sent to Warren County. We will be notified NLT then June if it is accepted.

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 provided the following:

We will be working to keep the ditches maintained, as well as complete culvert survey and maintenance. There are some that are clogged up with last season's leaf fall, as well as the winter's grit and gravel. Pothole maintenance throughout, as well as some new roadway gravel here and there. We will be soliciting again for more help early this year, specifically heavier equipment for grading and culvert replacements.

Harry Davis asked Carl to watch the road usage on the Shady Tree Lane new construction. They have been using it a lot. Carl said he has that on his list.

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 The social committee asked for clarity regarding the summer celebration. Fireworks had been brought up at a prior meeting but some addressed concerns over cost and safety because of prior years fire risk during the month of July. Patrick informed everyone of the minimum cost of a 3 minute firework display (\$6,325 using 3 and 4 inch mortars). A 3 to 5 minute display is cheaper (\$5,000), but only uses 1 ½" to 2 ½" mortars. After discussion, the board agreed we would not be pursuing fireworks for our summer celebration this year.
- **Deer Lake Recreation Area** (Chairperson Garrett McNamara):
 - o Garrett made a motion for BMPOA to provide \$3,000 for the Recreation Area tree and debris cleanup. The motion was seconded and discussed, then approved.
 - o He informed the need for future tennis court fence repairs but needs to gather quotes.
 - o He stated he doesn't believe it's financially feasible to repair the tennis courts to playable condition.
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy provided the following information: In the property owner files, those who built with DeLongfief's company, Blue Mountain Construction, Inc., were steered toward having a cistern well instead of a

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conventional well. Blue Mountain Subdivision eventually began charging annual recreation and road fees. Some residents did not want to pay it. Those who lived on Blue Mountain Road did not have to pay road fees.

Lodge Repair Committee Report (Jonathan Morrison)

Jonathan was not at the meeting. Nothing to report.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting. Carl provided Beth's report: no update this month, but high level of new construction and several new listings. Beth needs someone to step into this role using the process and procedure she's developed. Please consider volunteering to help welcome people to the community and ensure they're familiar with our resources.

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 provided the following reasons not to approve the CUP request yet. After discussion, President Critcher tasked him to contact Mr. King-Archer informing him if the items below are not completed prior to April 1, 2025, our response to Warren County will be Disapproval.
 - Section B, Proposed Use of Property, paragraph B(6) of your CUP Application states they will be using the rental "year round". We recommend they change that to "intermittent use throughout the year".
 - Correct sections in the proposal that are violations of the HUD Federal Occupancy Standard for 3-bedroom houses. The maximum is 6 occupants. The proposal is for 8.
- CUP Approval Request (159 Bloodroot Rd, Tax Map # 24B 131 722, Owners: Abraham Smith/Kimberly Colton Owner Residence: 159 Bloodroot Rd, Front Royal) - This was reviewed and approved.
- CUP Approval Request (16 Trillium Trail Rd, Tax Map # 24B 2 6 269 & 24B 414 501, Owner: McNamara, Garrett Owner Residence: 545 Shady Tree Ln, Front Royal) - This was reviewed and approved.
- Member Harmony Rowland asked if BMPOA can do anything about excessive noise and disturbances at CUPs. President Critcher said the BMPOA Board cannot provide enforcement. To resolve the issue a member must call Warren County Sheriff (WCS) and provide the complaint. Any member involved in an issue should write the date, time, address of the violation, and who they talked to from WCS as well as let a Board member know. He also stated there is a three-strikes and you're out rule that is included in Warren County's CUP request procedures. This requires a chain of documentation of each reported violation. This should then be provided to the Board who will provide it to the Warren County BOS with the request to cancel the CUP owner's CUP authorization. Erica mentioned that there is a County Planning Board complaint section where you can click a button and provide all required information. Here is the link to WC's Short-Term Tourist Rental Complaint Form:

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<https://warrencountyva.gov/698/Short-Term-Tourist-Rental-Complaint-Form>. President Critcher stated this could be placed on bmpoa.org.

- Carl stated one of the new construction sites between Cliff Rd and Pee Wee Rd has a substantial amount of logs in the back of the property. Could the ARC contact to ensure this is resolved? President Critcher asked Carl to give him the information and the ARC will ensure the owner/realtor is informed of the covenant violation.

Covenants Enforcement Committee (Billy Orndorff)

- Billy stated the Old Truck Issue near Indian Lookout and Rocky Mount has valid license plates. This is not an issue as of yet.
- The free-range rooster on Buck Road is no longer on the mountain
- Billy asked that he would like Brendan Deviller (spelling) to be added to CEC. President Critcher asked that we got to know Brandon better basically because Covenants Enforcement is the most visible committee of BMPOA.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - o Tony was not present. Garrett mentioned she was still interested in adding a picnic table to the Recreation area.
- **Dam Maintenance** (Carl Herz): Nothing to report at this time.

OLD/FOLLOW-UP BUSINESS

- Sanitary District Assessment (Mike Veasey): This was provided to the county and they did not complain so it should be approved in June.
- Fireworks Companies for BMPOA Events (Patrick Patton): See Social Committee Report.
- Firewise Grant Status and Requirements (Patrick Patton): Patrick reminded those attending that guidance is on bmpoa.org and he has only gotten 17 hours reported to him on member deadwood and brush collection. We need more to meet the VDOF's percentage requirement. President Critcher suggested members help other members who cannot get their deadfall and brushes cleared due to health or amount issues. He asked that the Board consider options that could be supported using BMPOA funds. This may help reduce each owner's insurance. Carl recommends that each home owner increase their homeowner insurance if they haven't done it in the last 5 or 6 years and include fire. This is recommended based on the recent increase in housing costs.
- 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

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will be from 9am-12pm. Carl requested \$200 for food and supplies. This was discussed and approved.

- BMPOA Dumpster (Billy Orndorff): Billy made a motion for the dumpster. Discussion included a request for \$5,000. This was seconded, discussed, and approved.
- Newsletter (Harry Davis): Harry requested articles be provided to him by March 30th. He will send an email request. It will go out in early May.

NEW BUSINESS

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

Oleg Li requested the Board reconsider his CUP request for his property, 116 Mossy Rock (Tax Map No: 24B 120 615). He informed the Board he has put in cameras, updated the property, and hired a local BMPOA member who lives next to the house as the property manager who will handle any disturbances. President Critcher requested he send a letter to the ARC highlighting the actions taken. Once received, the Board will consider this at the April meeting.

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 7:02pm.

ATTACHMENT 1

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MAR 10 2025

BMPOA ~~4-2-24~~ Board Meeting Public Comment Period SIGN-UP Sheet

ANNOUNCEMENT: This is a Board Listening period. As such, the Board will not answer questions posed, address any allegation, or argue in any way. During the Public Comment period, speakers wishing to address the Board shall clearly state their name and address. The Public Comment period shall be limited to thirty minutes, with a maximum of three minutes for any one speaker. Speakers may only speak once. Speakers will be heard in the order in which they have signed up. The Secretary will manage the time and record the speaker allowing the Board to review prior to the next meeting. If there is time remaining it will be offered to persons in the audience in the order determined by the President.

Speaking Order	Name	Address	Subject
1	Oleg L.	116 Mossy Park	Short term Rental
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