

BMPOA Board Meeting Minutes

Date & Time: Monday, September 8, 2025, at 6pm

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

Minutes recorded by Secretary Jim Boissonnault

Board Members Present: President Jim Critcher, Treasurer Garrett McNamara, 1st Vice President Jim Cook, 2nd Vice President Toni Billington, Secretary Jim Boissonnault, Directors at Large –Marc Nelson, Billy Orndorff, Mackenzie Williams

Board Members Absent: 0

Guests Present: 0

Totals: 8 Board Members, (not counted) Members, 0 guests¹

1. PRESIDENT CALL TO ORDER/OPENING REMARKS (President Jim Critcher)

The President called the meeting to order 6:05 pm, introduced all members of the Board for the new year and asked the Secretary to review the July 2025 minutes.

2. READING/APPROVAL OF JULY 2025 MEETING MINUTES (Secretary Jim Boissonnault)

The Secretary stated the July meeting minutes were reviewed and agreed upon by all Board members via email. A motion was made and seconded to officially approve the minutes.

3. FINANCIAL REPORT (Treasurer Garrett McNamara)

Garrett provided the Blue Mountain Sanitary District and Blue Mountain Property Owner Association highlights:

BMSD:

Balance on 1 Sept 2025 (New FY; checking + CD))		\$259,680.12
	This Period	FY Total
Revenue	\$0.00	\$0.00
Expenses	\$2,605.00	\$2,605.00
Balance	-	\$257,075.12

BMPOA:

Balance on 1 Sept 2025 (New FY)		\$51,155.01
	This Period	FY Total
Revenue	\$0.00	\$0.00
Expenses	\$0.00	\$0.00
Balance	-	\$51,155.01

¹ Attendance records will be kept by the Secretary going forward.

4. NOMINATING COMMITTEE REPORT – (Jim Cook)

Jim Cook reported there is a director at large position open. The Board will take the time needed to fill the open position. The Nominating Committee will review submittals and make a selection.

5. ROADS REPORT (Jim Cook)

Jim Cook reported:

- Efforts are under way to determine best methods and to recover gravel.
- Road repair work is underway this week on Trillium with a truckload of gravel.
- Rocks/large boulders move with sediment and present plowing hazards. Work is being done to identify hazards and determine best options for mitigation/removal.
- Work continues on the 1, 3 & 5-yr road maintenance plan; plan will be presented in November 2025.

6. RECREATION REPORTS

- **Lodge**

- Events and Activities (Morgan Fox Elder):
 - Kitchen door needs lock replacement/repair; Jim Cook offered to provide one.
 - Lodge is ready for the Fall season.
 - Work is continuing on the 1,3- & 5-year maintenance plan.
- Lodge Repair (Morgan Fox Elder)
 - Some carpenter bee holes need to be repaired.
- Lodge Historical Reference Committee Status (Sandy Flynn Kiepfer)
 - Blue Mountain History Archives are completed and linked on bmpoa.org.
 - Additional historical newsletters & minutes provided by Bill Jahn; some may be included for history purposes.
 - Will ask Board for small space to keep the history project documents at the lodge for safekeeping (about one file drawer's worth).
 - Thought is to have a single file drawer in small office under the stairs.

- **Recreation Area (Garrett McNamara)**

- Lake Operations (Toni Billington)

Toni Reported:

 - Handicap Fishing Dock money was approved; working to complete project before end of season.
 - Lake users: 1874 homeowners/guests visited the lake with 81 turn-aways and 24 dog turn-aways; this includes a person with Maryland plates asked to leave today, 9/8/25.
 - Fall cleanup is being planned
 - Cleanup includes area between the dam and the lake, some downed trees, old picnic table falling apart (we need to dispose of one)
 - The handicap ramp isn't accessible for wheelchairs (boards at the port-a-potty were broken and removed) and during the off-season there's no security guard present to assist anyone; Carl suggested a gravel ramp.
 - Will propose we purchase two new tables; one to replace rotted table; one to provide additional picnic seating.

7. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher)

Jim Critcher noted there is more new construction on the mountain than any time since 2007, that most people are responsive to the ARC and there's never been an instance where ARC is ignored. Jim also requested if folks see new construction/something going up, they should contact ARC to ensure ARC is aware.

8. COVENANTS ENFORCEMENT (Billy Orndorff)

Billy reported:

- 215 Buck Road – Abandoned House with Two Cars After 12 years of sitting abandoned, the property at 215 Buck Road is finally being gutted and repaired. Following several calls to the county and attempts to reach the owners, work is now underway on the house.
- 471 Shady Tree Lane – Airbnb. The property was being advertised as an 8-person Airbnb. However, the county only approved a 6-person occupancy. The advertisement has now been corrected to reflect the approved 6-person occupancy.

9. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe)

Allison reported:

- Welcome booklet revisions made and printed.
- The booklet was revised with an additional page added for the Herbicidal application that occurs every 5 years
- Provided new homeowner Monique de Quay-Jones (333 Woodpecker Way) welcome packet
- Provided new homeowner Tom Dorrell (3543 Blue Mountain Rd) welcome packet
- (4) houses for Sale
- (5) houses under contract
- (6) houses sold

10. SOCIAL COMMITTEE REPORT (Mackenzie Williams)

Mackenzie noted the Fall Gala is coming up and new supplies would be needed. She indicated she would re-use some previous party supplies for the Gala. In response to an attendee's question about how the Gala will be announced, Mackenzie replied on the BMPOA website. There was general discussion about previous years' flyers, signs and that the BMPOA newsletter goes out in the Spring.

11. OLD/FOLLOW-UP BUSINESS

Bird Savers Quote (Erica Santana): President Critcher said the Bird Savers project will be pushed to committee for review. The committee POC is Morgan Fox Elder. Jim Critcher asked Morgan what information she had; Morgan indicated none at the moment. Jim asked Erica Santana to expand on the project. Erica noted info was sent to previous board in July, that the bird deterrent solution is designed for self-install, aesthetic concerns and that she would be happy to send all info to the new board. Jim asked the information be sent to Morgan.

12. NEW BUSINESS

- **Lodge patio seating furniture purchase (Morgan Fox Elder):**
Morgan presented the request for a poly-wicker set of chairs to provide patio seating during events. Board members asked several questions; the request was motioned for approval and approved.
- **Review of BMPOA Conditional Usage Permit (CUP) Allowance (Airbnb) (Jim Critcher):**
President Critcher expressed a wish to provide one more discussion of the CUP. Board members discussed pros and cons, as well as historical examples of Warren County delaying a CUP and removing another CUP for flagrant violations. It was noted the Board's wishes are advisory when it comes to Warren County and that the County can choose to ignore the BMPOA Board's wishes when it comes to CUP. The general consensus of the Board was to keep addressing CUPs as they arise as opposed to trying to set any

moratorium on CUP approvals, noting that the moratorium creates the risk that the County might choose to ignore the Board and go forward with CUPs without consultation.

- **Road impact fees for new construction** (Jim Cook)

Jim noted Warren County sets the road impact fees and provides BMPOA a portion of the fees. Jim also stated 95% of the damage is easily repairable. During the road discussion, President Critcher mentioned the old-style mailboxes on Freezeland Road and Old Log, noting there was a plowing risk of knocking mailboxes over. Jim Cook volunteered to reach out to the Linden Postmaster to find out what it takes to replace old, wooden mailboxes with official U.S.P.S. mailboxes.

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

Erica Santana spoke and asked for details on the Nominating Committee and process for submitting candidates for the open Director position on the Board. Jim Cook noted requests for nominee submittals and general information would be posted next week on the BMPOA website, social media and other. The information would include a request for resume and questions re: why the nominee wants to server on the board and how the nominee intends to help the community.

14. MEETING ADJOURNMENT

There was a move to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:00pm.

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	(Election Pending)

Committees and Subcommittees

*Indicates Board member

Committee	Members/Current Status
Arbitration Committee	Chair Open
Architectural Review Committee	Jim Critcher (Chair)*, Patrick Patton
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
Recreation Committee	Garrett McNamara (Chair)
Lodge Activities/Events	Morgan Fox Elder
Deer Lake Operations Sub-Committee	Toni Billington (Chair)*
Other Recreation Areas Sub-Committee	Garrett McNamara (Chair)*
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*