

BMPOA Monthly Board Meeting Minutes: October 14, 2024

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 1st Vice President Harry Davis, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Billy Orndorff, Erica Santana

Board Members Absent: Director at Large Carl Herz

Guests: None

Total Number of Membership and Guests Present: - 8 Board Members, 11 Members, 0 Guests

Items of discussion: President Introduction, September 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 September 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that the September 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 motion was seconded and a vote for approval/disapproval happened and the June 2024 meeting minutes were approved.

Nominating Committee Report (Treasurer Mike Veasey)

Mike stated that all Board positions must be voted on at next year's Annual Meeting. He asked that, within the next month, each current member email him with their intentions of volunteering or leaving.

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>.

BMUSD

- There was no income this period.
- Expenses of \$25,123 (\$100 website maintenance, \$332 electric, \$10,427 insurance, \$557 lake and dam maintenance, \$1160 mowing, \$8243 stone purchase, \$2100 road maintenance; \$2205 lake security)
- Checkbook balance \$144,282, reserve CD \$64,386, total available funds \$208,668)

BMPOA

- Income this period \$3700 (weddings)
- Expenses this period \$9749 (\$2780 lodge cleaning, \$414 internet, \$3700 wedding compensation, \$250 marketing compensation, \$105 exterminator, \$2500 wedding refund to bride)
- Checkbook balance \$32,284

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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 could not attend the meeting. He provided this report via email: The only roads update is that ditch clearing and pothole work is currently in progress along with an association-wide culvert survey, wintertime resources are being collected and we anticipate normal service availability.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder): Morgan has one more wedding planned before the lodge closure in November.
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy said the project of digitizing any BMPOA historical documents found in the file cabinets located in the back part of the Lodge kitchen is going well. She had to buy a scanner and cable and requested approval of purchasing a Cloud site for storage. President Critcher motioned authorizing up to \$500 for equipment and cloud storage for this project. The motion was seconded, discussed, and approved. Discussion included authorizing Sandy to make decisions on what to keep and what to destroy. This was also approved.
- **Deer Park Recreation Area:** Chairperson Garrett McNamara said there were no Deer Lake rec area things to note for the October meeting.

Lodge Repair Committee Report (Morgan Fox Elder)

Discussion on the temporary stage outside of the Lodge resulted in Jonathan and Morgan stating they would like to leave it up until the end of the season and their committee will provide suggested actions in the November meeting. Additionally, Jonathan said he had to fix a handrail and another item. Otherwise, there were no repairs needed. The Board agreed on getting the committee's update in November.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting. Carl provided an email stating there was nothing to report.

Architectural Review Committee (Jim Critcher)

Jim said the ARC had no new notifications of building on lots. Harry Davis said he saw a new construction at 59A Shady Tree Lane. Jim asked Patrick to research and notify the realtor of our New Building Construction Requirements documentation. Patrick said he would take care of it.

Covenants Enforcement Committee (Billy Orndorff)

Billy stated there was nothing new on Covenants Enforcement.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

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Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - o Nothing to report
- **Dam Maintenance** (Carl Herz): No Report

OLD/FOLLOW-UP BUSINESS

“Watch for Pedestrians” Sign (Carl Herz): No update. This will continue in every Old Business/Follow-Up Business until resolved.

- Non-POA visitor use of the lake (Erica Santana): Lake Usage Data Collection: Status was in process. Overall, there was not Board support to pursue a recreation fee option for common property access to the tenants of short term rental property owners.

- Lodge usage and proposal for strategic planning on rental policy (Erica Santana): Erica provided the following: Data on lodge rentals from 2021-2025 has been processed. Community feedback is being gathered. Proposal being prepared and will be presented at December monthly POA meeting.

- WC3A Update (Erica Santana): Erica provided the following: The W3CA met on Monday, 14 October. This was on the same day as the BMPOA monthly meeting so BMPOA representative Erica Santana did not attend. The purpose of the meeting was to discuss proposed changes to the Warren County ordinances that regulate short term rentals. The proposed changes include minor changes in language, a stepwise revocation procedure for Conditional Use Permit properties with repeat, unresolved violations, and limits on the re-application timeframe for CUPs after initial rejection. There is concern about variances granted for CUPs and selective enforcement of complaints on properties with violations. Leaders of W3CA plan to set up a meeting with Chase Lenz and Matt Wendling from the County Planning Board to express these concerns and work on solutions.

- Fallen Tree Removal on corner of Cliff Road and Henry Way (Billy Orndorff): Billy got 3 estimates and provided those to Mike Veasey. After providing each contractor’s information Billy made a motion to approve \$3,300 (the estimate from Villegas Outdoor Services LLC) to clear the deadfall soon (projected for 19 October 2024). The motion was seconded. Discussion included asking Patrick to include the cost in his request for VDOF Firewise Grant. Jim Cook said Patrick should ensure he provides VDOF the total members/contractor cost for providing the deadfall and chipping it in early May like he did last year. This may be the reason VDOF provided \$22,000 instead of the expected \$9,900. Patrick will provide a notification for members to track the hours and contractor costs of piling deadfall for the April/May chipping.

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NEW BUSINESS

- Oral History Event Request (Erica Santana):
 - o Discussion resulted in pushing this out to the BMPOA Spring Event in April that Morgan is already planning. Erica will notify Bill and Jack in the hopes that they will be able to present or provide a video presentation.

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

Mackenzie Williams requested starting a BMPOA Cookie Exchange at her house. If approved she and her mother would sponsor the events and she needs approval to have this posted on bmpoa.org. A motion was made to approve and seconded. Discussion included thanking Mackenzie for the idea. The motion was approved. Mackenzie will get with our webmaster and have it posted.

Allison Radcliffe Informed us that she was doing Toys-for-Tots for the community at her house and would like to post it on bmpoa.org. A motion was made to approve and seconded. Discussion included thanking Allison for this opportunity. The motion was approved. Allison will get with our webmaster and have it posted.

Meeting Adjournment (President Critcher)

President Critcher moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:13pm.