BMPOA
ANNUAL MEETING & ELECTIONS NEWSLETTER
July 2026

Blue Mountain Property Owners Association Elections 2026
· www.bmpoa.org ·

The BMPOA Annual Meeting & Board Elections will be held on Sunday, August 16, 2026 at the BMPOA Lodge located at 540 Cliff Road, Linden, VA, 22642. The meeting will include the traditional BMPOA potluck lunch at 12 noon followed by the Annual Meeting at 1 pm.

The Annual Meeting is open to BMPOA members only.

There is one open seat on the Board for Director-at-Large and there is one candidate for that seat: Brian Elder. Per BMPOA bylaws and Robert's Rules, the one candidate will be elected at the Annual Meeting via Acclamation. During the Meeting, the Presiding Officer will present the unopposed candidate and call for election by acclamation and request members "acclaim" the unopposed candidate elected by an enthusiastic hand-clap. The previously announced 2nd VP position is no longer open per advisement from legal counsel.

Voting eligibility is defined by the BMPOA Bylaws: "Each property owner of record shall have one vote regardless of the number of lots owned within the Subdivision or the number of persons or entities comprising said ownership." In other words, there will be only one ballot cast for a jointly-owned property either in-person or by proxy.

Voting members are validated upon entry to the Lodge and will be provided a ticket for their ballot and an additional ticket if they are a proxyholder. Tickets will be exchanged for ballots at the meeting. BMPOA Bylaws stipulate a proxy form must be sent to members and do not include voting by ballot by mail.

A proxy authorization form with instructions is included with this newsletter and may be used by a BMPOA member who can't be at the Annual Meeting, but wishes to authorize another BMPOA member to cast their vote(s). NOTE: If you are assigning proxy for a property with more than one owner, all owners of the property must be listed on and sign the Proxy Authorization Form.

Members who've previously used a BMPOA proxy form may note the 2026 Proxy Authorization Form is different. This is due to having requested a legal review of all 2026 Board elections materials to ensure compliance with Virginia State Law.

BMPOA members will be also be voting at the BMPOA Annual Meeting on three proposed amendments to the BMPOA Bylaws. The proposed amendments will appear on the Ballot and the Proxy Authorization Form. Please review the amendments below in preparation to cast your votes in August or to complete the Proxy Authorization Form.

The first proposed amendment is a request to move elections nominations to May instead of June to allow more time for the mailout and return of voter proxies. The second proposed amendment is to allow minutes from the Annual Meeting to be approved at the next regular meeting of the Board rather than waiting 12 months until the following year's annual meeting. The third proposed amendment is that the Board create, maintain and abide by a code of conduct.

The proposed changes are:

I. AMENDMENT TO GOVERNING DOCUMENTS

Proposed Amendment to Bylaws

Description: It is proposed to amend BY LAWS OF BLUE MOUNTAIN PROPERTY OWNERS' ASSOCIATION, INC, ARTICLE V – COMMITTEES, SECTION 5.11 as follows:[1]

Current Language: "The property owners are invited, and will be notified by mail annually,
to submit candidates. All such nominations must reach the Chairman of the Nominating Committee by July 1."

Proposed Language: "The property owners are invited, and will be notified by mail annually, to submit candidates. All such nominations must reach the Chairman of the Nominating Committee by June 1."

Reason for Amendment: The proposed change is to move the nominations period back one month to allow more time for completion and earlier mailout of voter information so BMPOA members have more time to complete and return the Proxy Authorization Form and any future mail-in balloting to help ensure their votes are counted at the Annual Meeting.

[1] "BY LAWS" as spelled in the actual Bylaws; otherwise referred to by the correct word "Bylaws" or "bylaws."

II. AMENDMENT TO GOVERNING DOCUMENTS

Proposed Amendment to Bylaws

Description: It is proposed to amend section 6.1 ORDER OF BUSINESS ITEM (c) as follows:

Current Language:
(c) Reading of the Minutes of the last Annual Association meeting. In lieu thereof, a vote that the reading be waived and copies of said Minutes made available for review

Proposed Language:
(c) Reading of the Minutes of the previous Association meeting—Annual Meeting minutes as well as minutes from any other Board meeting—at the next regular Board meeting. In lieu thereof, a vote that the reading be waived and copies of said Minutes made available for review

Reason for Amendment:
The current phrasing leads to ambiguity. The section mentions, "the order of business at Association Meetings shall be as follows," but section (c) only discusses the Last Annual Association meeting, rather than all association meetings. This existing language has been historically interpreted to delay the approval of annual meeting minutes until 12 months later at the next annual meeting. The suggested language consolidates the approval of minutes and eliminates the need to wait 12 months for the approval of annual meeting minutes. Minutes serve as a record of the actions taken during the Annual Meeting; they do not alter the outcomes of the meeting and do not become more precise after a year.

III. AMENDMENT TO GOVERNING DOCUMENTS

Proposed Amendment to Bylaws

Description: It is proposed to amend Section 3.2 DUTIES AND RESPONSIBILITIES OF THE BOARD of ARTICLE III – BOARD OF OFFICERS AND DIRECTORS as follows:

Current Language:
There is no current language. Section 3.2 ends with item (m). Language being proposed is new item (n).

Proposed Language:
(n) The Board of Directors shall create, maintain and abide by a Board Member Code of Conduct.

Reason for Amendment:
There is currently no requirement for a Board Member Code of Conduct. This amendment is to ensure Board Members adopt and adhere to a Code of Conduct.

The Board looks forward to the Annual Meeting and thanks members for their participation.