

BMPOA Monthly Board Meeting Minutes: November 11, 2024

Minutes recorded by Secretary Patrick Patton

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

Board Members Absent: President Jim Critcher, 2nd Vice President Jonathan Morrison, Director at Large Erica Santana

Guests: None

Total Number of Membership and Guests Present: - 6 Board Members, 11 Members, 0 Guests

Items of discussion: President Introduction, October 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 1st Vice President opened the meeting at 6:00pm welcoming everyone. He then asked the secretary to provide information on the October 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that the October 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 October 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. Only 2 said they were going to stay. 3 are mulling over the pros and cons of staying. There will be a notification sent out to the members in February for volunteers. Another notification for voting will be sent in May.

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

- Income this period \$8,025 (\$5,650 sanitary district fee; \$2,375 road impact fee)
- Expenses of \$8,939 (Administration \$249 [\$200 website maintenance, \$20 audit, \$29 postage] Maintenance \$3,880 [chipping \$3,300, mowing \$580] Roads Maintenance \$4,810)
- Checkbook balance \$143,368, reserve CD \$64,386, total available funds \$207,754)

BMPOA

- Income this period \$2,700 (weddings)
- Expenses this period \$3,007 (\$322 electric, \$205 internet, \$2,100 wedding compensation, \$250 marketing compensation, \$130 supplies maintenance)
- Checkbook balance \$31,978

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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 cautioned everyone to be prepared for winter. He said sand barrels will be filled and potholes are being filled as needed.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder): Morgan informed us she has finished the last non-member events for the year so the lodge can be winterized anytime. Yoga classes will continue until it is too cold.
- **Deer Lake Recreation Area:** Chairperson Garrett McNamara said Billy Orndorff assisted him in setting up 1 of several cleanups in several parts of the recreation area. Several members assisted in piling dead tree branches and bushes. Garrett provided Patrick with the member names and hours worked. These will be added to the Firewise Grant Request. Carl then informed us that he contacted the mower contractor and informed him he should clear the short path between the tennis court recreation area and the lake.
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy did not attend. No report was received prior to the meeting.

Lodge Repair Committee Report (Jonathan Morris)

Jonathan was not present so there was no discussion on the temporary stage outside of the Lodge that their committee was going to provide suggested actions in this meeting.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting. Carl stated there was nothing to report.

Architectural Review Committee (Jim Critcher)

As President Critcher was not at the meeting Patrick informed everyone that, per President Critcher's guidance, he placed a notification and the New Building Construction Requirements document on the tree the Land Disturbance Permit is located informing the owner of the BMPOA requirements to contact the BMPOA ARC for approval prior to any construction at 59A Shady Tree Lane.

Patrick added that he was notified someone was clearing trees on lot 421A of Chipmunk Trail Lane. Patrick drove to the lot and informed the contractor of the BMPOA requirements. The contractor had the owner, Orlando Pacheco, contact Patrick. The owner was then made aware of the requirements and provided all required construction documentation. This was then approved after review.

There were two additional construction notifications (Lot 720 Bloodroot Road and Lot 710 (Tax Map # 24B 130 710) Old Sawmill Road). Lot 720 Bloodroot Road has been approved. Lot 710 Old Sawmill Road has not yet completed perking, but the realtor, Wanda Himes, contacted Patrick and is aware of the requirements. She said she would follow through when they were sure the lot could be used.

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Covenants Enforcement Committee (Billy Orndorff)

Billy stated there were complaints about speeding and noise after certain non-member lodge events. The end result was a motion to provide Carl with up to \$300 to be used in placing two 10 Mile Per Hour signs in the best viewing areas on Cliff Road in the hopes that they will be followed. The motion was seconded, discussed, and approved.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - o Tony was not present. Nothing to report
- **Dam Maintenance** (Carl Herz): Carl said the lake looked good as well as the dam. 1st Vice President Davis asked about the status of cleaning up the bottom of the lake. Carl said he will be asking for volunteers to join a committee he will be creating and reminded everyone that this will be a high-cost project.

BMPOA Social Committee (Mackenzie Long via email): We have only received one donation for Toys for Tots (made by me). I'm bummed that all donations need to be received by December 9th which doesn't give a lot of time. I will continue to promote the toys for tots on the POA Facebook page and hope Black Friday shoppers will consider donating!

The date has been set for the BMPOA holiday cookie exchange for December 8th from 2-4pm. I will be posting this to the Facebook group and have Sarah add it to the website as well!

OLD/FOLLOW-UP BUSINESS

"Watch for Pedestrians" Sign (Carl Herz): Carl stated this will only be resolved by Warren County. This will continue in every Old Business/Follow-Up Business until resolved.

NEW BUSINESS

- No new business was provided.

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

Kris Nelson apologized if her guests at the events she sponsored at the Lodge were the ones speeding, but she was not sure if it was them and apologized in case it was. She requested people do not continue to attack her on Facebook about her usage of the Lodge. She also asked that more information be provided for what type of events are authorized at the lodge.

Meeting Adjournment (President Critcher)

1st Vice President Davis moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 6:20pm.