

## **BMPOA Monthly Meeting Minutes 06/08/20**

Board members attending in person:

Carl Herz, Greg Young, Sean Pond, Mike Veasey, Jim Cook,

In attendance via Zoom: Jim Critcher

Absent: Sarah Vernier, Jonathan Morrison, Jim McManaway

Members in attendance: Jackie Veasey, Bev Pond

Minutes recorded by Carl Herz

### **Called to order 6:04PM**

Sarah Vernier is absent but did send May 2020 meeting minutes. No issues with minutes, Greg moves to approve May minutes, Sean Pond seconds, May 2020 minutes are approved.

**Financial Report, Mike Veasey:** Sent reports out via email prior to meeting. No recap necessary. No questions from any in attendance.

**Road Report, Carl Herz:** With recent torrential rainfall, many/most roads are impacted from excess runoff. The current focus is on Rocky Spring and then into the broader areas 1 and 2. Carl Herz hopes to use the issue reporting tool from the website to set priorities within the effort to cover all of our roads, which takes some time and is typical for this time of the year. Greg Young requests that the roads cmte draft messages for bmpoa.org and the facebook page.

**Action:** Carl Herz will draft a message regarding the roads for posting on website and Facebook immediately.

**Recreation Report, Greg Young:** Fascia boards and window frames all along the front of the lodge are being restored due to water damage. Also, the auxiliary stairs on the north side of the lodge will be replaced due to their condition and age (~15 years), and their particular configuration (mid-span landing is required). Jonathan Morrison is working on a plan for this. Bev Pond will make a lake sitrep on the facebook page. Carl Herz is awaiting the speed limit and beach sign proofs prior to installation. Bev Pond briefly mentions the Sheriff's involvement with the frequent ATV abusers at the upper rec area. Bev gave the sheriff the address of a suspected offender on a Polaris on Woodpecker Way. The trail cams have only observed two ATV drivers in the meantime since last check, which is a good reduction in traffic. The beach trail cam was removed after its discovery and will be placed at the security gate as there is evidence people are attempting to unlock the gate.

**Actions:** Carl Herz will continue to follow up on installation of signage along roads and at Deer Lake, Bev and Sean Pond will continue to monitor the trail cams for unauthorized access.

**Elections, Mike Veasey:** Several positions are up for re-election this year. President: Greg Young (1st VP/Acting President/nominee), 2nd VP: Jonathan Morrison (incumbent/nominee). Treasurer: Mike Veasey (incumbent/nominee), and Director: Jim Cook (incumbent/nominee)

positions are up for re-election. If Greg Young is elected President, 1st VP position vacates and Jim Cook may be interested in this nomination. Resident David Cook has expressed an interest in filling Jim Cook's potentially vacant position. Mike Veasey and Greg Young suggest to conduct the voting and approval in the fashion as approved prior, and the vacant positions would then be advertised as ready for respective nominations. Greg Young suggests we need to make more effort to recruit and engage the community. Mike Veasey states that the election announcements have been made on Facebook and the website.

**New business, Greg Young:** A new member has requested wheelchair access for fishing at the lake. A brief discussion outlining these conversations was sent out to the board. The member apparently won't ever be without an attendant. The request was made to install a hard path to the beach from where she could fish, and safely traverse the path up and down the grassy area to/from the beach. Since fishing from the beach is prohibited, an alternate suggestion was made by Jonathan Morrison to install a fishing platform near the dry hydrant. This suggestion appears to be more economical and provide a more reasonable place for fishing. Greg Young has requested Jonathan Morrison conduct a cost estimate for a hard path down to the beach versus a dedicated fishing platform. The board briefly discusses with nearly unanimous preference expressed towards the dedicated fishing platform near the dry hydrant. Greg Young recommends that the recreation chairman, Jonathan Morrison, conduct a cost/feasibility analysis for the presented options. Jim Cook requests that we also include a look into the maintenance requirements of either approach.

**Action:** Jonathan Morrison will provide cost estimations and maintenance needs for proposed hard path and/or fishing platform.

**New business.** Greg Young invites others to address new issues/business. Jim Cook mentions member Patricia Chilcote has been inquiring about the rules of the lake, specifically whether or not glass bottles are prohibited. Jim Cook suggests that the rules may not be enforceable if we haven't been diligent enough about communicating the rules. The approved rules have been communicated to the membership via newsletter, facebook and websites. After a brief discussion, the board agrees to table this particular suggestion for this year and will be reconsidered for next year, as there is currently no prohibition of glass bottles at the lake and a mid-year rule change is cumbersome and impractical. Carl Herz also mentions that another specific concern brought by Ms Chilcote is the denial of her niece entry to Deer Lake without the presence of Ms Chilcote. Since her niece sometimes stays with her here in BMPOA, the board agrees that special exception may be made in this case upon written request by the property owner.

The board then reconsiders the approach taken towards property owners or guests misbehaving at the lake. Greg Young cautions that we need to monitor our tone and approach carefully for our membership. We don't need to be so considerate of non-members. If egregious misbehavior is observed then members should be encouraged to participate in that conversation/self-regulate as the behavior is witnessed/observed. Individuals or groups identified as offenders shouldn't be antagonized or policed by single board members and a position of authority, we should engage these issues as the board of directors (unified front), and try to instill a sense of general ownership and stewardship amongst our members. Bev Pond mentions having to speak with a member 2 days in a row about giving her lake pass to her

guest and then leaving the guest unattended. This is a violation of the rule whereas the resident member must accompany their guest(s) at all times. The same day there was a parent who picks up their child(ren) at Deer Lake who is not a member of BMPOA, having some difficulty being permitted entrance by the security guard. The suggestion was made to speak with the guard to ensure that the kid is being picked up by their legally responsible parent/guardian. This may place an undue burden on the security guard, and is outside of the normal scope of their responsibility. Carl Herz elaborates on further issues of suspected childcare provider(s) being observed to host children, up to a dozen or more, at the lake. These are most likely not BMPOA residents (it is suspected that several adult child care providers are "guests" of a BMPOA member and using the lake for child care). Carl Herz believes this immediately needs to cease due to the obvious liabilities introduced to our association. Mike Veasey and the attending members express agreement and Greg Young suggests that we need to immediately notify the suspected property owner who is facilitating this use of the lake for their guests/business/etc. Greg Young goes on to suggest that he does not believe that Bev Pond, as a volunteer, nor Sean Pond, as a board member and security liaison, should be put in the position to individually take on these sorts of responsibilities; they should be tempered by a more official and composed response from the board. Carl Herz suggests that direct communication needs to occur ASAP about these suspected activities. Greg Young speaks briefly to these options. Carl Herz stresses that we must immediately cease any business/childcare that is being provided at the lake or any of BMPOA recreation areas, especially if the property owner is only serving as a passthru entity for lake access while a friend or associate is engaged in said professional childcare services. The property owner in question is identified and options of notifications are discussed. Greg Young, Jackie and Mike Veasey decide that they will draft a notification and issue directly to the suspected property owner. Depending on the written response and/or acknowledgement we will consider following up with other forms of notice. Jim Cook then brings up that certain property owners seem to have acquired the wifi password at the lodge, and have been observed to spend a lot of time parked at the lodge. There is concern that this could affect the security system at the lodge.

**Actions:** Mike Veasey will draft a notice to the property owner allowing access to a guest who is reportedly using the lake as a childcare facility. Greg Young will deliver the message. The lodge WiFi password will be changed.

**Meeting adjourned at 7:07PM.**