
Date & Time: August 16, 2026 @ 1 pm

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

Meeting Minutes will be taken by Secretary Jim Boissonnault

NOTE: Board Meeting Attendance is for property owners of record or Board approved Guests only

1. PRESIDENT CALL TO ORDER/OPENING REMARKS (President)
2. READING/APPROVAL OF MINUTES (2025 Annual Meeting Minutes | July 13, 2026 Monthly Meeting Minutes | July 19 , 2026 Special Meeting Minutes) (Secretary)
3. ELECTIONS (Committee Chair)
 - Elections overview, ballot distribution & collection, ballot tallying commences
 - Board vote for any undirected proxies designating Board as proxy
Secretary explained the item: Proxies designating Board as proxy but without indicating how the Board should vote. In such a case, the Board would have to vote for each proxied amendment and the majority vote would dictate how each ballot initiative (Bylaw amendment) would be filled out: Yay, Nay, Abstain. No undirected proxies naming the Board as proxy were received and no vote required.
4. ROADS REPORT (Committee Chair) [See Appendix I]
5. FINANCIAL REPORT (Treasurer) [See Appendix I]
6. LODGE (Committee Chair) [See Appendix I]
7. RECREATION REPORTS (Committee Chair)
Garrett McNamara: The beach was expanded by adding more sand, stairs were added to the hillside to improve beach access, the floating dock was repaired, 2 picnic tables replaced & lake road graveled.
8. ARCHITECTURAL REVIEW COMMITTEE (Committee Chair)
Jim Critcher: Noted any changes beyond the interior of a home must go through ARC; if work requires a permit, contact ARC; most homeowners and builders are very cooperative and good outcome achieved.
9. COVENANTS ENFORCEMENT (Committee Chair)
Billy Orndorff: Noted it was a goodyear; Spring cleanup included 5 dumpsters; only one issue this year involving choice of house color and that was resolved.
10. MEMBERSHIP COMMITTEE (Committee Chair)
BMPOA Membership Committee Annual Report – August 2026
Current Year Review: This past year, the Membership Committee concentrated its efforts on meeting and greeting new members within our community. We focused on providing new residents with the BMPOA welcome booklet, answering their questions about the neighborhood, referring them to the BMPOA.org website, and encouraging them to sign up for our community email list to receive monthly mailings. To support these efforts, our committee has been working closely with the board secretary to obtain valid contact

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information for new owners from Warren County.

Upcoming Year Mission: Our mission for the upcoming year is to improve the timeliness of our visits when new owners move into their homes. By doing so, we aim to more quickly provide them with helpful information and the appropriate resources needed to navigate our community.

11. SOCIAL COMMITTEE REPORT (Committee Chair)

- We kicked off the year with our Bloom Bash, which brought out about 60 residents for a magic show and pizza. Yesterday's Lake Luau was another great turnout, with a little over 50 people attending.
- Looking ahead, we're excited to host our first annual Chili Cook-Off on November 14th. More details on that will be coming soon. We're also planning our first Holiday Party, complete with a visit from Santa.
- All of these events are funded through our wedding rental revenue, and we're glad to be able to give back to residents this way.
- Event details are always posted on our website and in the newsletter, so if you'd like to stay in the loop, please make sure you're subscribed to the newsletter.

12. NOMINATING COMMITTEE REPORT (Committee Chair)

The Chair covered the single candidate and proposed amendments prior to the vote.

13. NOMINATING COMMITTEE BOARD ELECTION & ELECTION RESULTS (Committee Chair)

The single candidate for Director at Large—Brian Elder—was unopposed and elected by acclamation. The three proposed bylaw amendments passed:

- Amendment #1: 44 YEAS; 2 NAYS
- Amendment #2: 43 YEAS; 3 NAYS
- Amendment #3: 43 YEAS; 1 NAY; 2 ABSTAIN

14. NEW BUSINESS

- FIREWISE PRESENTATION (Lieutenant Lisa G. Wilbanks)

15. PUBLIC COMMENT

Tim requested the Board consider repairing one tennis court and possibly with pickle ball; offered to donate \$500 toward the tennis court repair; noted the basketball rim also needs replacing.

Bill Jahn, a founding/original BMPOA member spoke of some BMPOA history, the uniqueness of BMPOA, the fight to establish BMPOA; Bill called for orderly meetings and respect, noting “there’s a lot to be lost if we don’t proceed with support for our association and the Board,” that we all want order and peace and proper treatment of property owners and boards, ending with a request for “order and decency.”

16. MEETING ADJOURNMENT

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BMPOA Board 2026 Annual Meeting Minutes

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BMPOA Board Members

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	Brian Elder

Committees and Subcommittees (*Indicates Board member)

Committee	Members/Current Status
Arbitration Committee	Chair Open
Architectural Review Committee	Jim Critcher (Chair)*, Marc Nelson*, Jim Boissonnault*
Bylaws Modernization Committee	Chair Open
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller, Sarah Conaway
Covenant Modernization Committee	Chair Open
Communications Committee	Mackenzie Williams*, Bryan Conaway, Jim Boissonnault
Legislative and Public Relations Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder
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
Roads Committee	Jim Cook (Chair)*, Vernard Collins, Garrett McNamara
Social Committee	Mackenzie Williams (Chair)*

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APPENDIX I: ANNUAL REPORTS**BMPOA 2025/2026 ANNUAL ROADS COMMITTEE REPORT (JIM COOK, ROADS COMMITTEE CHAIR)**

Due to the number of torrential rain events the past few months, our roads have taken a beating from some major water runoff. The roads crew has tried our best to stay on top of the storm repairs, while also performing general maintenance. Needless to say, it has been a challenge, but one that I feel our roads crews have handled very well.

One of the biggest issues concerning the storm water runoff is the culverts. We have just shy of 15 miles of BMPOA roads and 78 culverts. This DOES NOT include the private culverts across private driveways.

The BMPOA culverts are steel, concrete or plastic. 46 of our 78 culverts are either fully blocked or substantially blocked, restricting storm water flow. This diverts the water onto our roads versus following the drainage ditches, causing significant damage.

In the spring of 2027, the plan will be to hire a contractor with a JET/VAC truck to clean out all BMPOA culverts. We ask that owners who have a private culvert, to please do the same. Private driveway culverts are the responsibility of the owner to maintain. The cleaning of the culverts will substantially reduce our road damage, therefore decreasing the cost of road repairs.

The roads crew has spent a great deal of time cleaning and defining drainage ditches, adding culverts, pothole repair, grading and replenishing gravel on our roadways.

During the past year, we have had 36 dump truck loads of gravel delivered. 32 of these have been tailgate spread to replenish roads. Four of these have been dumped as working piles to perform pothole repairs.

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APPENDIX I: ANNUAL REPORTS**BMPOA 2025/2026 ANNUAL ROADS COMMITTEE REPORT (JIM COOK, ROADS COMMITTEE CHAIR)**

The following roads have received new gravel this year:

1	Lake Access Road	14	Peaceful Ln
2	Lodge Parking Area	15	Indian Lookout Way
3	Spring Hill	16	Cresthill Ln
4	Mockingbird	17	Source Ln
5	Mossy Rock Ln (east)	18	Cliff Rd
6	Indian Pipes Rd	19	Wild Cherry Way
7	Pee Wee Ln	20	Henry Way
8	Rocky Boulder Ln	21	Chipmunk Trail Ln
9	Rocky Spring Ln	22	Warbler Way
10	Woodhaven Way	23	May Apple Way
11	Paradise Ln	24	Squaw Path Way
12	Trillium Trail Rd	25	Cricket Ln
13	Hideaway Rd	26	Tranquil Ln

The remaining BMPOA roads should receive new gravel next spring.

The Roads Committee is also exploring the possibility of obtaining a brush trimming device or hiring a contractor to trim some roadside overgrowth that is obstructing views and contacting vehicles.

The Roads Committee has also identified several dead trees in danger of falling and blocking roadways and possible emergency vehicle access. The plan is to take a proactive approach and get these trees removed this fall before they become an issue.

As always, if owners have a concern or question, they may email the Roads Committee at roads@bmpoa.org.

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APPENDIX I: ANNUAL REPORTS**JULY 2026 FINANCIAL REPORTS FOR AUGUST 2026 ANNUAL MEETING (GARRETT MCNAMARA, TREASURER)****Oral Comments:**Highlights for July:

- Recouped retainer balance from Pond Law.
- Second half of payment done for lodge flooring.
- Reminder: BMPOA's fiscal year ends August 31, so don't consider these reports to be year-end. These are just normal monthly reports.

Upcoming things:

- \$87,597.34 received from the county for June's fees. I found that they undercalculated it, by \$77,726.55. I'm told that'll arrive later this month.
- FYI for 2026 sanitary district fee revenue (after the county's cut), we are anticipating \$243,721.81. Roughly \$121,860.91 to appear in August from June and \$121,860.91 to appear in February from December.
- Therefore, I need to assume the June fee (\$165,323.89 total) that is coming in now has some front loaded full-year payments. Meaning we should expect a smaller 2nd half check (in Feb) that's roughly \$43,462.99 less, so I need to plan for that. I'm raising our reserve target from \$100,000 to \$143,462.99 until that Feb check arrives and I know the amount. Reminder that this does not include the amount we have in a CD allocated for dam repair.
- Property liability insurance bill increased from ~\$11k to ~\$14k.

General fun facts:

- BMPOA's fiscal year (FY) starts Sept 1.
- Warren Co's FY starts July 1.
- Sanitary district fee changes are due to the county by Dec 31, take effect Jan 1, but are collected in two parts in June and Dec (alongside your property taxes). So, decisions we make as a board annually in Oct/Nov/Dec about the upcoming year's sanitary district fee rate do not result in more or less funds physically in hand until about August that year. It takes about two months past each due date to get a check in hand. So, we see June's money in Aug, and Dec's money in Feb.
- Warren Co cuts us 2-4* checks a year, following the conclusion of their FY's quarters.
- *There may be more checks if the county does one-off payments for errors, road impact fees, etc.
- Aug and Feb checks are the large ones for the year, think like \$100k-120k each usually these days.
- We still likely see smaller checks in Nov and May. I assume these smaller checks (e.g., ~\$10k) in Nov and May, if any, result from some people paying late; the county must then conclude its quarter before cutting us a check. e.g., if someone pays 1st half fee in July, but it was due in June, the county's quarter doesn't end until September. Then add ~1 month delay in processing, resulting in a check in hand around Nov.

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- Our fee revenue projection amount and cash flow are subject to a few factors including: timing (i.e., if someone pays a full year's fee in June, if someone doesn't pay their fee at all, etc.); and number of newbuilds and their assessment timing.

JULY 2026 FINANCIAL REPORTS FOR AUGUST 2026 ANNUAL MEETING (GARRETT MCNAMARA, TREASURER)

FY 25-26 BMPOA Funds Report - June EOM 2026		
<i>Balance on 1 Sept 2025 (New FY)</i>		\$51,155.01
<i>Minimum reserve target</i>		\$25,000.00
	This Period	FY Total
Revenue	\$6,900.46	\$66,956.30
Expenses	\$21,445.95	\$70,380.42
Ending balance	\$47,408.56	-
Revenue by category:		
Interest	\$0.46	\$4.60
Donations	\$0.00	\$0.00
Weddings	\$6,500.00	\$64,100.00
Refund	\$0.00	\$151.70
Lodge Rental	\$400.00	\$2,700.00
Expenses by category:		
Uncategorized (e.g. bad check etc.)	\$0.00	\$1,000.00
Electric	\$270.41	\$1,734.13
Security/Internet	\$222.33	\$2,310.54
Bank Charges	\$5.00	\$55.00
Business Supplies	\$0.00	\$388.62
Printing	\$0.00	\$0.00
Wedding Compensation	\$1,300.00	\$18,000.00
Wedding Advertising	\$250.00	\$3,250.00
Wedding Refund to Bride	\$0.00	\$0.00
Social Event	\$0.00	\$5,199.42
Lodge Cleaning	\$935.00	\$6,074.82
Supplies Cleaning	\$48.21	\$48.21

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Supplies Wedding	\$0.00	\$200.00
Supplies Maintenance	\$0.00	\$120.00
Maintenance Lodge	\$18,310.00	\$29,762.16
Maintenance Exterminating	\$105.00	\$315.00
Lodge Furnishings	\$0.00	\$1,922.52
Board Approved Donations	\$0.00	\$0.00
Accounts:		
Checking	\$47,408.56	

JULY 2026 FINANCIAL REPORTS FOR AUGUST 2026 ANNUAL MEETING (GARRETT MCNAMARA, TREASURER)

FY 25-26 BMSD Funds Report - July EOM 2026			
<i>Balance on 1 Sept 2025 (New FY)</i>		\$255,889.76	
<i>Minimum reserve target</i>		\$100,000.00	
	This Period	FY Total	
Revenue	\$1,833.20	\$152,947.35	
Expenses	\$21,724.36	\$240,607.33	
Ending balance (checking + savings)	\$168,229.78	-	
Revenue by category:			
Donation	\$0.00	\$0.00	
Road Impact Fees	\$0.00	\$7,125.00	
Sanitary District Fees	\$0.00	\$129,509.76	
CD interest	\$608.20	\$4,882.05	
Refunds/Reimbursements	\$1,225.00	\$11,430.54	
	This Period	FY Total	Remaining
Expenses by category:			
County processing fee (withheld by county, just FYI)	\$0.00	\$7,377.02	
Administrative (13% budget allocation):	\$1,181.00	\$10,315.57	\$9,950.10
Audit	\$0.00	\$4,100.00	
Website Maintenance/ Database Svc	\$0.00	\$1,003.88	
Registration	\$0.00	\$25.00	
Newsletter	\$0.00	\$1,474.08	
Insurance	\$961.00	\$961.00	

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Legal	\$220.00	\$676.18	
Electric	\$0.00	\$0.00	
Printing	\$0.00	\$1,366.14	
Supplies	\$0.00	\$470.55	
Postage	\$0.00	\$42.74	
Service Charges	\$0.00	\$196.00	
Reimbursement	\$0.00	\$0.00	
Maintenance (9% budget allocation):	\$1,094.66	\$123,104.96	-\$109,074.88
Lake and Dam	\$480.00	\$11,011.57	
Lodge	\$0.00	\$81,686.32	
Mowing	\$580.00	\$4,140.00	
Common Area (chipping), supplies	\$34.66	\$23,661.43	
Yard Clean Up	\$0.00	\$2,605.64	

Blue Mountain Lodge — Annual Report (Morgan Fox Elder)

This past year has been an exciting and productive one for Blue Mountain Lodge. Through a combination of capital improvements, hands-on work from our Board, volunteers, and management, and continued investment in the property, we have made significant progress in improving the Lodge for both our homeowners and the outside community.

This year, we are proud to report several major accomplishments.

One of the biggest improvements this year was the installation of HVAC throughout the Lodge.

This has been a major investment in the comfort and usability of the building and has allowed us to keep the Lodge open and operational year-round.

The impact:

- Year-round Lodge availability
- More community events
- Year-round yoga
- Increased opportunities for homeowner use
- Greater comfort for private events and gatherings

Another major project completed this year was the installation of new flooring throughout the building.

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Because the Lodge continues to host events and community activities, this was not a project that could simply be completed all at once. The flooring installation was carefully phased around the existing event schedule and the logistics of moving furniture and equipment throughout the building.

It was a significant undertaking, but it is now completely finished — and the results speak for themselves.

The new floors have:

- Dramatically refreshed the appearance of the Lodge
- Eliminated the need to repaint the floors every year
- Helped protect the flooring long-term
- Provided a more slip-resistant surface

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APPENDIX I: ANNUAL REPORTS**Blue Mountain Lodge — Annual Report (Morgan Fox Elder)**

A special thank-you goes to Jim Cook, Jim B., Jeremy, and everyone else who helped with the heavy lifting and moving of furniture and equipment throughout the phased installation. This was truly a team effort, and I also spent significant time assisting with the moving, preparation, and hands-on work needed to keep the project moving efficiently around the Lodge's event schedule.

These projects may look simple once they are finished, but there is a tremendous amount of work that happens behind the scenes. The time and effort contributed by everyone involved helped make it possible to complete the flooring project successfully while continuing to keep the Lodge operational.

We also installed new curtains throughout the Lodge, with a few remaining to be put up.

This improvement has turned out to be beneficial in several different ways.

The curtains help reduce the amount of heat entering and leaving the building through the windows, which means the HVAC system does not have to work quite as hard to maintain comfortable temperatures.

The curtains also help reduce bird collisions — an issue that has been a concern in the past.

And, of course, they look good!

Not every improvement required hiring outside contractors.

Another special thank-you goes to Billy, Marc, my husband Brian, and everyone else who helped me with the work on the Lodge's metal beams, including sanding and painting the areas underneath and around the lounge seating. Their time and willingness to pitch in made a big difference in getting this project underway and improving the overall appearance of the space along with keeping the foundation of the metal beams protected.

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APPENDIX I: ANNUAL REPORTS

Blue Mountain Lodge — Annual Report (Morgan Fox Elder)

The metal beam project will continue in April, when we plan to resume sanding and painting the beams.

Following the renovations and improvements to the Lodge, we have seen a record number of homeowner bookings.

The increase in homeowner bookings is a great indication that residents are enjoying the improvements and taking advantage of the Lodge more than ever. We are also seeing more homeowner weddings taking place at the Lodge, which is especially exciting.

The improvements are also having a positive impact on the Lodge's ability to generate revenue from outside events.

With the Lodge looking better, functioning better, and offering improved amenities, we have been able to increase pricing for outside, non-member events and weddings.

This is important because outside rentals help generate additional revenue that can be put back into the property, maintenance of the property and our little community.

Thank you to our Board members, volunteers, and homeowners, and everyone who has contributed time, ideas, labor, or support throughout the year.

The progress made this year is the result of many people working together to maintain and improve our beautiful lodge and we look forward to continuing that work in the year ahead.

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