

# BMPOA Board Meeting Minutes

**Date & Time:** Monday, October 13, 2025, at 6pm

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

Meeting recorded by Secretary Jim Boissonnault

**Board Members Present:** President Jim Critcher, Treasurer Garrett McNamara, 1<sup>st</sup> Vice President Jim Cook, 2<sup>nd</sup> Vice President Toni Billington, Secretary Jim Boissonnault, Directors at Large –Marc Nelson, Billy Orndorff, Mackenzie Williams, new member Brian Elder

**Board Members Absent:** 0

**Guests Present:** 0

**Totals:** 9 Board Members, 9 Members, 0 guests

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1. **PRESIDENT CALL TO ORDER/OPENING REMARKS** (President Jim Critcher)  
The President called the meeting to order 6:00 pm, introduced and asked the Secretary to review the September 2025 minutes.
2. **READING/APPROVAL OF SEPTEMBER 2025 MEETING MINUTES** (Secretary Jim Boissonnault)  
The Secretary stated the September meeting minutes were reviewed and agreed upon by all Board members via email. A motion was made and seconded to officially approve the minutes.
3. **FINANCIAL REPORT (TREASURER GARRETT MCNAMARA)**

## BMSD

FY 25-26 BMSD FUNDS REPORT Sept EOM 2025 <sup>1</sup>		As of 30 Sept 2025 EOD
Balance on 1 Sept 2025 (New FY)		\$255,889.76
	This Period	FY Total
Revenue	\$2,161.64	\$2,161.64
Expenses	\$10,357.69	\$10,357.69
Ending balance (Checking acct. + \$66,496.52 CD)	\$247,693.71	-

<sup>1</sup> The minutes reflect revised financial figures since the October BMPOA Board meeting as provided by the Treasurer for FY 25-26 BMSD Funds Sept EOM 2025: The Balance on 1 Sept was revised from \$261,790.91 to \$255,889.76; the Expenses were revised from \$21,645.64 to \$10,357.69; the Ending Balance was revised from \$247,044.13 to \$247,693.71.

**BMPOA**

<b>FY 25-26 BMPOA FUNDS REPORT Sept EOM 2025<sup>2</sup></b>	<i>As of 30 Sept 2025 EOD</i>	
<i>Balance on 1 Sept 2025 (New FY)</i>		\$51,155.01
	This Period	FY Total
<b>Revenue</b>	\$2,400.42	\$2,400.42
<b>Expenses</b>	\$5,300.86	\$5,300.86
<b>Ending balance</b>	\$48,254.57	-

**4. NOMINATING COMMITTEE REPORT – (Jim Cook, Chair)**

The Chair reported interest for the open director position was solicited, the Committee met last Thursday and nominated Brian Elder. The President noted the Committee vetted candidates, recommended Brian Elder, noted Brian is the husband of Morgan Fox Elder who manages paid events at the lodge, and noted Brian will abstain from voting on any items that would benefit Morgan. A motion was made to approve Brian, seconded and unanimously approved verbally by the Board.

**5. ROADS REPORT (Jim Cook)**

Jim reported:

- Trillium Trail routine maintenance done; road in decent shape.
- Damaged culvert at Henry & Cliff repaired; some grading work still needs to be completed.
- Drainage ditches routine cleaning starting this week; leaf and debris removal will be performed to keep water runoff from damaging roads;
- New BMPOA culvert installed at Pee Wee and Indian Pipes;
- Grading & repairs starting this week on Tranquil & Chipmunk Trail;
- Some grading & rut repair performed at end of Woodthrush;
- Work will be performed over next couple of months on large rocks that have surfaced on some roads; these rocks hamper snow removal and damage equipment; depending on size, some rocks will be removed and some will receive regrading;
- Looking for volunteers to be put on list for assisting with minor issues like trees or limbs blocking roads; see me after the meeting.

**6. LODGE REPORTS**

- Events and Activities/Events (Morgan Fox Elder)  
Morgan reported preparations have been underway for the Fall Gala, will be winterizing the lodge, the new outdoor furniture is in place with camera surveillance and work continues on the 5-yr plan to be presented in November. The last scheduled event is the first week of November.
- Lodge Repair (TBA)  
Jim Cook reported about rocks falling from wall at lodge, that the retaining wall had been repaired and is no longer a liability
- Lodge Historical Reference Committee Status (Sandy Flynn) Sandy reported she is uploading to the cloud more newsletters that Bill Jahn donated. Bill also has documents

<sup>2</sup> The minutes reflect revised financial figures since the October BMPOA Board meeting as provided by the Treasurer for FY 25-26 BMPOA Funds Sept EOM 2025: The Expenses were revised from \$5,591.11 to \$5,300.86; the Ending Balance was revised from \$48,254.57 to \$48,254.57.

re: the foundation of the original BMPOA that lay out the relationship with the county, court documents regarding the Sanitary District and the court ruling on combining/dividing lots. He would like to present these documents and speak to the Board about them. He also told Sandy that in 1991 and 1992 Colette sold lots for \$800 each and gave the rest of the unsold lots to the School for the Blind on Rte 50 North of Winchester. Remaining documents will be stored in a bin in the attic at the lodge

- **RECREATION REPORTS** (Garrett McNamara, Chair)

- Recreation Area (Garrett McNamara)

Garrett noted work on the multi-year plan for the overall rec area is ongoing.

- Lake Operations (Toni Billington)

Toni spoke about getting the new dock in place at the lake & how we are looking to get rid of an old picnic table, which is a safety hazard & possibly getting one, or two more.

**7. ARCHITECTURAL REVIEW COMMITTEE** (Jim Critcher)

Jim reported there isn't a lot going on at the moment with ARC. The new work at 215 Buck is being done right and Billy Orndorff is monitoring the work. Carl Herz inquired re: construction & permits for 215 Buck; Jim Cook noted the permit work is in for the deck only; the county made the current owners re-do the deck; they will also be pulling plumbing & electrical permits while the framework of the home will stay intact. A realtor has purchased the home with plans to renovate and sell.

**8. COVENANTS ENFORCEMENT** (Billy Orndorff)

Billy Orndorff noted a Trillium property has been notified of a junk pile issue, that if there's no improvement next would be a letter and then turn it over to the County is unresolved.

**9. MEMBERSHIP COMMITTEE (MC)** (Allison Radcliffe)

Allison reported:

- Mackenzie and I visited 14 homes and gave out welcome booklets - many people unaware about the lake and that our association owned a lodge
- Houses for sale 6
- Houses sold 6 in Sept
- Under contract 1
- House on 94 Tomahawk pulled the listing on 10/2

There was also brief discussion re: how many new owners don't know of the lake and the lodge and in one case, that there is a POA, as well as comment that realtors have a responsibility to handle the POA info when closing.

**10. SOCIAL COMMITTEE REPORT** (Mackenzie Williams)

Mackenzie reported everything is in place for the Fall Gala with setup taking place Thur-Fri, beverages still need to be purchased so there will be check requests and requested Morgan be added to the Social Committee. Jim Critcher responded yes; done.

Karl Herz commented/spoke re: adopt a highway: there's 1 event in the Spring and 1 in the Fall (soon) and recommended we shoot for Nov. 8, Saturday morning 9-12. Karl said he would get the program together/coordinate and asked for a \$200 budget for lunch and beverages for the volunteers. There was a motion to approve the funding, seconded and unanimously approved by the Board.

**11. OLD/FOLLOW-UP BUSINESS**

- Lodge Bird Determent (Morgan Elder)  
Morgan noted she'd been talking with the vendor, asking questions re: cord colors and material; she'd also been looking into window tinting, noting that tinting could serve to deter birds from hitting the glass and help with sun heat reflection and is continuing to look ask more questions about the cord system. Morgan also said the bird deterrent is part of the lodge 5-yr plan and plans to have a recommendation by December. There was general discussion re: window treatments with attendee Erica Santana noting window tints don't work for bird deterrent, that the paracords last and the oldest deterrent system like the one we are considering has been in service for 15 years under high temperatures, moisture and wind in a tropical environment. The Board also asked that questions re: the cord system durability, materials, and maintenance costs be included in solution analysis/recommendation.
- Social Media and Board Communications (Jim Critcher)  
Jim noted this was largely discussed already and reiterated the need to realize when Board members speak online and elsewhere, we are representatives of the Board and should keep this in mind.

## 12. NEW BUSINESS

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)  
Jim reported BMPOA is responsible for the concrete pad for the new boxes and the boxes themselves. USPS can provide vendor recommendations for the work. There was some discussion re: who in attendance have the older style mailboxes with a question from Karl Herz re: impetus for replacing the older-style boxes. Jim Critcher noted aesthetic issues, problems with plowing pushing the older boxes down the hill and delivery issues. It was also noted new boxes might be cost prohibitive in the end and that the Board is assessing the feasibility at present.
- BMPOA.ORG website contact emails (Jim Boissonnault)  
Jim reported conversations with Sarah Hutchison (webmaster) re: options for a form on the site and a bmpoa.org based email, and that we should have a plan to present by the next Board meeting.
- BMPOA member communication: revisiting email options (Jim Critcher)  
This was a discussion re: using an email platform for Board communications with BMPOA members. Mackenzie noted she is passionate about this issue, would like to start using a platform right away, that many new members don't know what's going on, Facebook isn't a good option because not everyone is on Facebook and while our website is great, many people aren't checking the site daily. Mackenzie suggested using Constant Contact. Jim Critcher noted he is familiar with Constant Contact, that it is a good product, and mentioned concerns/risks, including collecting emails—if we get 30-40, that's not enough, data integrity. Mackenzie will work with Jim Boissonnault and she will present a proposal at the next Board meeting.
- There was also ad-hoc discussion re: lodge event traffic. The preferred option is traffic should use Cliff, but Google sends folks down via Indian lookout. Discussion ended with a motion and approval to purchase more "slow" signs, with spending capped at \$200. The signs will be placed along Cliff.

## 13. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (President Critcher)

- Carl Hertz spoke re: dam maintenance. It's time to clear the vegetation from the back of the dam. This involves weed-whacking, light woody vegetation clearing, and the like. Ray's landscaping, provided they're still the contractor- is familiar with this process and has done it the last several years. This will facilitate the current year's owner inspection. I'm also interested in knowing if a board member can assume the responsibility of the

dam ownership going forward. It will require a meeting with a lengthy discussion and demonstration of the Virginia DCR's DSIS online system and procedures concerning our dam.

- Erica Santa spoke re: the bird deterrent system. Erica noted she has done extensive research on options for bird-window-death mitigation and the proposed system with retractable cords mounted externally is the best/most effective solution.

**14. MEETING ADJOURNMENT** (President Critcher)

The meeting was adjourned at 7:01 pm.

## BMPOA Board

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)*, Patrick Patton, Marc Nelson
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller
Covenant Modernization Committee	Chair Open
Bylaw Modernization Committee	Chair Open
Legislative and Public Relations Committee	Chair Open
Membership Committee	Allison Radcliffe (Chair)
Newsletter Committee	Chair Open
Nominating Committee	Jim Cook (Chair)*, Allison Radcliffe, Donna Gray
Public Safety Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder (Chair)
Recreation Committee	Garrett McNamara (Chair)
Deer Lake Operations Sub-Committee	Toni Billington (Chair)*
Deer Lake Recreation Area Sub-Committee	Garrett McNamara (Chair)*
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*