

BMPOA Monthly Meeting Minutes 06/08/20

Board members attending in person:

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

Absent: Sarah Vernier, Jim Critcher, Jim McManaway

Members in attendance: Jackie Veasey, Bev Pond, Tina Johnson, Richard Cosby

Minutes recorded by Carl Herz

Called to order 6:00PM by Greg Young

Carl Herz motions to approve June minutes. Seconded by Mike Veasey and approved without requests or objections.

Financial Report, Mike Veasey: The reports were emailed out prior to the meeting and are available as an addendum to these minutes. For the sake of the guest members in attendance, Mike Veasey reads the highlights aloud with no successive discussion.

Roads Report, Carl Herz: Many roads still require repair from the heavy rains this Spring, and we've identified other issues as well as we work to develop a more systematic approach to addressing our issues; the contractor will be given a list of priorities and will be asked to report on scheduling and progress. We've received 3 issue reports via the website form for this period, and these issues match our own observations which suggest it's being used properly.

Recreation Report, Jon Morrison: The recent repairs to the lodge that were outlined in the financial report were the restoration and repair of the window frames around many of the large windows on the front of the lodge due to water damage. The damaged elements were removed and replaced with corrosion resistant and composite materials, resealed and should be considered low to zero maintenance for the foreseeable future. The deck handrails got some added support with some tie-back brackets underneath. The current project of replacing the old flight of stairs off of the deck was undertaken due to some premature failure of the stair stringers (splitting) and other various issues, making replacement the proper approach. This project should be completed by July 17th. Jon Morrison goes on to recommend that lights under the deck and lodge are needing replacement for several reasons (safety and large electrical load) and asks Carl Herz to speak on it. Carl Herz: I've worked on a proposal that is low cost, easy to install and won't require an electrician. We can use seven fifty-foot lengths of LED rope lights, an extension cord and some miscellaneous hardware to string across the underside of the lodge as there are outlets and switches available for this already. This will save power and pose less of a risk than the incandescent Christmas-lights strung up all over the place. The parts are available locally, and are of a decent quality. Carl Herz motions to approve a \$900 budget to replace these lights (\$600 materials, \$200 labor, with \$100 leeway). Seconded by Greg Young and approved without further discussion or objection. Carl Herz goes on to describe the need as well for exterior lighting of the deck and stairs: more research is needed and a specific proposal will be required for this as this will be required of the Lodge eventually. It will also require significantly more funding than the lower lights, Carl Herz speculates it could range from \$2,000-\$4,000 depending. A specific proposal will be developed and shared with the board for discussion and a hopeful clear consensus at August's meeting.

Greg Young brings up current goings on at Deer Lake: The security guard that was having difficulty interpreting our rules for member and guest behavior at the lake will not be part of the security team any longer, after numerous issues. The diving platform has been re-anchored near the middle of the lake, and a swim ladder has been installed onto it. Feedback from the community has been prolific and very positive. The steep lake access path that people sometimes use will eventually need to be made more safe and the board should begin to consider ideas and solutions for this. Greg Young then briefly describes the recent discussions around providing an access point for fishing for disabled persons of limited mobility. Carl Herz then describes three proposals for accomplishing this. Two are for the purchase and installation of engineered products (Connect-a-Dock, the maker of our current floating docks and related equipment) that are specifically made for this type of usage, and the other is for some sort of raised platform of typical construction that would provide this facility. The most extravagant and large proposal is a 12x14' floating platform with guardrails and an aluminum gangway and all associated hardware, which costs ~\$15,000 without installation. The second proposal was for the same type of equipment but a reduced size of about 8x10' costing ~\$10,000. The third proposal was less specific and called for a budget of ~\$5,000 to build a wooden raised deck, but this would be on the ground and would offer a far inferior fishing experience. The benefits and drawbacks of all were discussed, including the proven history of durability and performance of the other equipment from Connect-a-Dock, and the recommendation was made for the middle proposal. There was also discussion about the possibility of vandalism and periodic maintenance. There was consensus to follow the recommendation, the comments of the guest members were requested which were positive and affirming, and a motion was made by Jim Cook to approve a \$12,000 total budget to purchase and install the engineered platform. This was seconded by Sean Pond and approved without further discussion. Carl Herz will purchase the system from Connect-a-Dock and facilitate its installation.

Actions: Carl Herz will facilitate the purchase and installation a new floating dock for use as a designated and accessible fishing platform, installed adjacent to the dry-hydrant corner of the lake. Carl Herz will also purchase LED rope lights and install under the lodge, then will develop a proposal for deck lighting and share with the board.

Security Report, Bev Pond: The Deer Lake Situation Report was posted on Facebook recently and is available as an addendum to these minutes, and she goes on to recite some of the figures. Overall, a 24% increase in usage over 2019 so far. Some current issues involved a young adult being verbally abusive to the security guard on several occasions regarding ATV use. The guard is going to file a complaint with the Sherriffs Office to start an official record of this poor behavior. Jim Cook asks for a letter that can be delivered to the residence of the individual and he will see that it happens. Bev Pond then mentions about ATV usage and trail cameras. One individual of past offense is set to be approached by the Sherrif's office soon, and the trail cams will be re-positioned to attempt observation of the new area that's being ridden through. Sean pond states the need for two additional trail cams and SD cards and motions to purchase them and begin using them at desired locations. Seconded by Jim Cook and approved without objection. There is a brief discussion of chaining-off the dam to prevent unauthorized vehicle access. Instead of a chain or gate, this will become one of the locations of a discrete trail-cam to attempt identification of the offenders. Sean Pond asks Carl Herz about the status of the speed limit signs. Carl Herz responds that the local contact for signs has gone MIA and that he will approach a local sign shop for a quote. Bev Pond briefly mentions several

other issues concerning security and provides the (acting) president and (acting) secretary a printed copy, available as addendum and filed with association records.

Actions: Carl Herz will obtain quotes for the speed limit and other signs and authorize purchase if within previously approved budget. Sean and Bev Pond will purchase and place two new trail cams and continue to report on their findings.

New Business:

Jim Cook brings up the large quantity of mulch that's still piled up at the dam parking area and his desire to spread it throughout the woods so it's not taking up much of the lot. Carl Hers suggests that we could hold a "mulch drive" where residents can come get loaded up by the hired loader contractor for free, and what's left will be spread out. Jim Cook agrees to plan this and the announcements will be made ahead of time. Jim Cook motions to set up this event at a date TBD from 8a-2p for free mulch, after which the remaining mulch will be spread out behind the dam. Sean Pond seconds and approved without further discussion.

Action: Jim Cook will set up a "free mulch" day and communicate to the membership.

Jim Cook brings up another item of community interest, which is BMPOA's adoption of a portion of Blue Mountain Road from Far View Ln to Freezeland Rd. This was done long ago, and it's long overdue to sponsor a litter-pickup. There's broad consensus that this is a good idea and Fall is suggested as a timeframe, when cooler temps and clearing vegetation will be helpful. Greg Young suggests coordinating with VDOT as they will provide for pickup of large items and provisions of orange litter bags.

Action: Jim Cook will set up a litter-pickup event for BMR in the Fall.

Greg Young and Mike Veasey bring up the annual meeting scheduled for the third Sunday in August, the 16th. Given the current pandemic, it is decided that the luncheon is to be cancelled and only the meeting will be held at the lodge with provision of setting for a socially-distant meeting. Greg Young moves to cancel the lunch, and hold only the meeting at 1pm, August 16th. Seconded by Mike Veasey and approved without further discussion.

Bev Pond is planning on scheduling the association's "Sunset at the Lodge" event later this fall and it is to be Halloween-themed. More info to follow...

Adjourned 7:15pm.