

BMPOA Annual Meeting Minutes: August 20, 2023

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – David Cook, Erica Santana

Board Members Absent: 1st Vice President Harry Davis, 2nd Vice President Jonathan Morrison, Director at Large Carl Herz

Guests: Kelly Waters, Lisa Wilbanks (Warren County Fire and Rescue), John Stanmyer (BOS Candidate), Crystal Cline (Warren County Sheriff Candidate) and her husband George, Mark Butler (Current Warren County Sheriff and Candidate for November election) and wife Lorrie, Patti Baggarly

Total Number of Membership Present: Total 52 - 5 Board Members, 39 members & family at Lodge, 8 Guest

Items of discussion: President Introduction; Reading/Approval of 2022 Annual Meeting Minutes; 2023 Election of Officers, Directors and members of the Nominating Committee; 2022-2023 Committee Summary Reports (Financials, Roads, Lodge Events, Recreation, Deer Lake Recreation Area, Deer Lake Operations, Firewise Wildfire Hazard Mitigation/Chipping, Public Comment Q&A

President Call to Order/Opening Remarks

President Critcher opened the meeting at 1:00pm welcoming everyone. He stated the first item on the agenda was the reading/approval of last year, 2022, Annual Meeting Minutes. He then requested the

Previous Year (2022) Annual Meeting Minutes Approval

Upon hearing the President's request, as all Board members had reviewed the minutes Patrick had provided via Google Docs, Dave Cook made a motion to approve the minutes without reading. This was seconded by Mike Veasey and approved by all Board members. The President then moved to the next agenda item, 2023-2024 Executive Board and Nominating Committee Officers Election results.

Executive Board and Nominating Committee Officers Election Results

Mike Veasey, Chair of the Nominating Committee, explained that normally half of the board is elected each year but this year, due to resignations and new appointments to the board, 7 of the 9 positions were up for election as well as the two nominating committee positions. In accordance with the by-laws, the window for nominations from the membership was opened in May and closed on June 30. Only one member expressed a desire to run for the board and he (Garrett McNamara) agreed to run for an open Director's position. Accordingly, none of the positions were contested and, per the bylaws, an uncontested slate can be elected by acclamation. This was moved and seconded and the members in attendance expressed their concurrence by applause. The following officers were elected to the Board of Directors for a two-year term:

President Jim Critcher

1st Vice-President Harry Davis

2nd Vice-President Jonathan Morrison

Secretary Patrick Patton

Director Erica Santana

Director Carl Herz

Director Garrett McNamara

Nominating Committee Billy Orndorff

Nominating Committee Donna Gray

Financial Report (Treasurer Mike Veasey)

BMPOA Annual Meeting Minutes: August 20, 2023

Financial Report

The BMPOA Treasurer, Mike Veasey, presented the financial condition of the association which remains excellent. Reports attached (Attachment 1, FY 2022/2023 BMPOA ANNUAL MEETING FUNDS REPORT 8/17/2023; Attachment 2, FY 2022/2023 BLUE MOUNTAIN ANNUAL MEETING FUNDS REPORT; Attachment 3, Annual Meeting Summary August 2023. Mike concluded his presentation by stating that the annual audit was conducted and turned in to the county in March and there were no deficiencies that needed to be addressed. A copy of the checkbook register for every check written to every entity along with supporting vouchers and approvals was available at the front desk if anyone wanted to see anything. A copy of the income tax filed with the federal government in January, prepared by the CPA, was also available for inspection.

Roads Report

Erica read the report below that Carl had provided the Board via email as he could not make this meeting.

All told, 2022-2023 season on our roads has been typical from a historical standpoint. Fortunately, the torrential downpours of recent Springs and Summers that have affected us so much have given us a break this season, reducing our overall maintenance needs. Nonetheless, road maintenance such as ditch clearing, culvert inspections and clearings, and gravel bed maintenance have been performed as needed throughout the areas.

The lull in rain-induced maintenance needs was fortuitous since we needed to re-pave one of our three paved roads, Old Log Rd. It has been more than a decade since it was first paved, and that pavement, though repaired in sections several years ago, was beginning to crumble and was due for several new inches of continuous asphalt. This project was completed recently, on time and on budget. The remaining two paved roads, Allegheny and Cliff, will require the same maintenance in the coming years. Budgetary considerations will be made henceforth to facilitate this, while also planning for regular improvements. This topic will be discussed further in the remainder of this years' business meetings.

Clearing roadside vegetation has been somewhat of a challenge this season. A local licensed contractor who used to perform this service for us as needed, has left the mountain this season and we have yet to be able to fill their shoes. We are reluctant to employ the road crews to this task since they are equipped for road maintenance and command higher rates. It is important to note that historically, homeowners have tended to their roadside frontages and adjacent areas and have not relied on the POA to facilitate this. With the increase in short- and long-term rentals and numerous other factors, the ownership of this maintenance has fallen in recent years. Please consider renewing your efforts to clear deadfall and overgrowth from your road frontages. If you or another local you know is equipped and able to efficiently conduct this sort of work, please refer them to the roads committee by emailing bmppoaroads@gmail.com or using the form on the POA website to contact us.

The remainder of the season will largely be filled by regular maintenance as needed and the stockpiling of adequate amounts of gravel and grit to ensure readiness for winter. This includes the barrels, which as you all know are placed around the areas to use as a traction aid for vehicles that can't make it around on their own. Please remember to notify us if you encounter an empty or mostly empty barrel, as together we are many more eyes.

Please visit the POA webpage often for updates, tips and resources to help you navigate your way around our beautiful mountain in every season. And remember: if you're kicking up dust you're going TOO FAST!

BMPOA Annual Meeting Minutes: August 20, 2023

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Maintenance:** Erica read the report Jonathan had provided the Board via email as he could not make this meeting. What follows is Jonathan's report for the past year on lodge maintenance and repairs as well as a list of maintenance items to be completed in the next six months or so.

Maintenance since last Annual meeting:

Smoke detectors Installed

Frame around mirror

Floors repainted

Repair of insect damage on railings

Winterization and subsequent start-up of building in the spring.

Maintenance items up next:

Loading dock. Thank you to David Cook for taking on the project to get the dock replaced.

Rot repair on left entry corner of building

Exterior fascia and exterior trim repair and painting

- **Lake Operations:** Toni Magro provided the following: We had 2,127 homeowners & guests visit Deer Lake!: 39 turned around without being checked for a pass; 71 people were turned away by security; 5 dogs had to leave due to it being a weekend/holiday, or on the beach; 2 four wheelers told to leave.

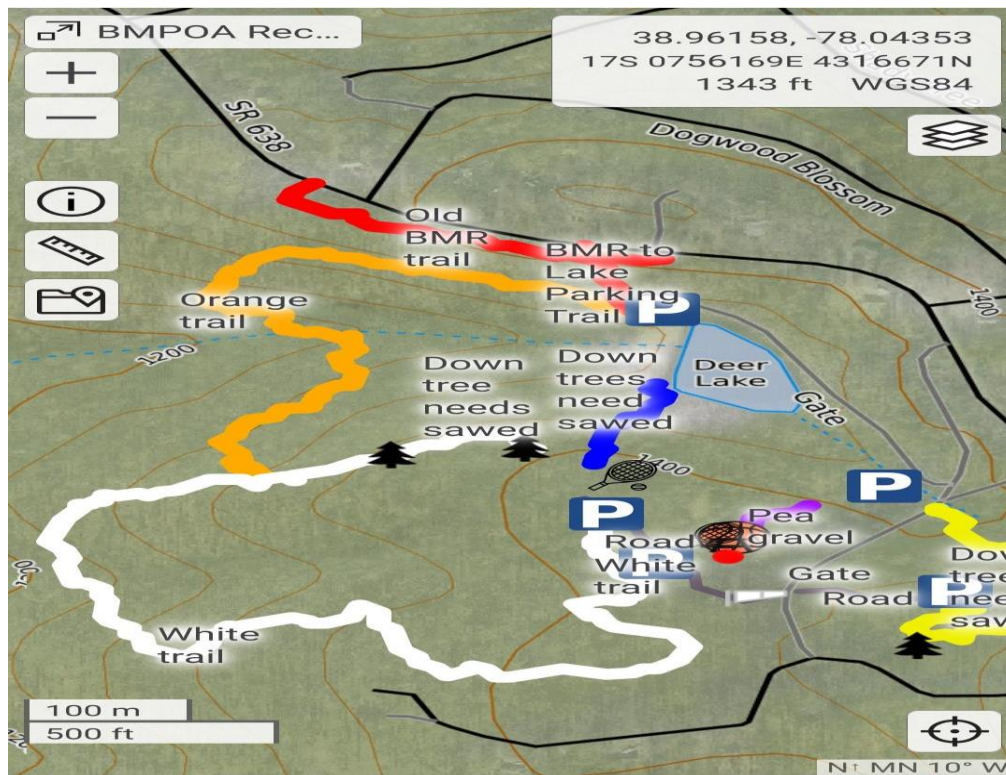
- **Deer Park Recreation Area:** Garrett McNamara provided the following to the Board members via email over the last few months. Mike Veasey combined the following information for today's meeting and Patrick read it.

There are 2 major initiatives in the recreation area: refurbishing the tennis courts and creation of 6 walking trails (white, blue, purple, yellow, red, and orange.)

For the tennis courts, Dan Zeman has completed the bench rehab and done some cleaning around the courts. A stone access road to the courts has also been installed so that cars don't get stuck in the mud.

I've painted some small blazes along most of the white trail but the trail still needs a few more, as well as more debris clearing effort before it can be considered complete. I could use some chainsawing help eventually to deal with downed trees. When completed, the trail network will look like this:

BMPOA Annual Meeting Minutes: August 20, 2023



Also, the four trail cameras owned by the association were shared between the lake (2) and the rec area (2). They will be installed after consultation with the security company.

- Lodge Events Report (Lodge Coordinator Morgan Fox)

Erica read the report below that Morgan had provided the Board via email as he could not make this meeting.

My name is Morgan Fox, I am the Blue Mountain Lodge Coordinator and a homeowner within our POA. We have had a wonderful 2023 wedding/event season and are booked till we close in November! A total of 19 events for this year brings in a whopping amount of \$56,900.00 (16 Non POA Member Weddings & 3 POA Member Parties). We did have a total of 20 events but unfortunately one has been canceled.

We've had a few recent updates this year at the lodge:

This winter my husband and I were busy with updating a few things at the lodge. This was out of our own pocket as a member in the community wanting to give back. We repainted and furnished the "bridal" and or bonus room upstairs. And we redid the buffet bar, added new wood, paint and trimming. Jonathan (physically made) and Carl, board members, set our big mirror into a beautiful frame inside the lodge. Lastly, we are removing the current loading dock - which is very pricey but in regards to safety had to be done. There will be new steps leading up to that door as well.

The lodge holds a special place in Brian and I's hearts as we got engaged and married at the lodge. This building and property may take a lot of work to restore to its full beauty but I believe we can do it as long as we make a profit off of the weddings to put back in this building. I would love to see this building stand strong for many many years to come and for us as a community to have a place to come too and enjoy.

We have blocked off next year's date for the fall gala - October 19th 2024, as a community member and lodge coordinator I would love to see this event become one that everyone is excited for again. If anyone ever has questions or concerns regarding lodge availability or any lodge events, please feel free to contact me.

BMPOA Annual Meeting Minutes: August 20, 2023

Firewise Wildfire Hazard Mitigation/Chipping (Patrick Patton/Jim Cook)

All information in this entire section is included as *Annual Blue Mountain Firewise Presentation/Training*. Patrick provided three Virginia Department of Forestry handouts explained in the presentation below.

As you know, BMPOA encompasses the Blue Mountain Sanitary District. According to the Insurance Service Organization (ISO), Blue Mountain Sanitary District is at Level 9 – High Risk Fire Mitigation Status. This risk has increased since the December 2022 ice storm (the worst in 20 years according to longtime residents) which caused massive tree and deadfall debris that is still being cleared by residents.

In order to mitigate these hazards, we must first look to ourselves. The Homeowner section on our website, bmpoa.org, includes several important items. First is how to get and have installed free smoke alarms. Second is the Blue Mountain Subdivision Wildfire Evacuation Guide, and third is the Blue Mountain Community Wildfire Risk Assessment provided by VDOF. VDOF provided us three handouts to help protect your home. Please feel free to take as many as you like. They cover Taking Control of Your Wildfire Risk, How to Prepare Your Home for Wildfires, and Reducing Wildfire Risks in the Home Ignition Zone. Don't hesitate to contact me or Jim with any questions.

Firewise Grant Application

Current Actions: We are working to get grant money to hire a contractor to chip and clear the Brush Piles created by our residents. This year you (our residents) have notified me that you have already worked 1188 hours and spent \$15,130 of your own money on contractors to help pile the deadfall into bushes on your properties. Please continue to work on cleanup to maintain a defensible space for your homes. Note that BMPOA has already paid a contractor \$24,500 to chip the first set of bush piles assisting in fire mitigation on Blue Mountain.

To reduce BMPOA costs, I am working with VDOF to get a grant. I've provided an estimate for our next deadfall work/clearing possibly in November. This will require owners to contact me via email, quietgeneral@yahoo.com (preferred), or phone, (540) 305-1385, providing what they've done, the hours they've worked to clear deadfall and protect their homes, and the costs for any related contract work done at their homes. If the grant is approved VDOF would provide us up to \$9,900. I've already completed the 2023 Firewise Virginia Community Hazard Mitigation Grant Application and mailed the grant request to the VDOF program manager. I am also keeping in contact with our Regional Fire and Natural Resource Specialists for the Shenandoah District. We are not sure when DOF will provide an answer, however, the goal is to receive that maximum grant of \$9,900 that must be used within 18 months.

Jim pointed out the fact that even with our efforts to reduce fire risk, when a fire does occur it is extremely important to know the Blue Mountain Subdivision Wildfire Evacuation Guide and review your routes to evacuate from the mountain.

After Jim's presentation there was a question on road easements/egress. Patrick provided the following that would be added to these minutes:

Article V, Provisions, section 2 of the Blue Mountain Subdivision Declaration of Protective Covenants, Conditions & Restrictions, states "BMPOA reserves to itself, its successors, licensees or assigns, an easement or right of way over a strip of ground ten (10) feet in width along the side out lines, twenty (20) feet in width along the rear out lines and twenty five (25) feet in width along the front lines or along any bordering road, of the lots and wherever and to the extent required, for the purpose of road maintenance, installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone and sewerage and any appurtenances to the supply lines therefore, including guy wires, transformers, meters, etc., by overhead transmission lines or underground installation,

BMPOA Annual Meeting Minutes: August 20, 2023

including the right to remove and/or trim trees, shrubs or plants.” Further information is provided in that section.

Public Comment Q&A dependent on time (3-minute limit each) (President Jim Critcher)

Jim asked if anyone had questions the Board would review prior to the next meeting. Jack Davis, who had been on the Board for many years, stated he just wanted to thank the Board for all they do. There was a lot of applause thanking the Board. Another member asked what positions were up for election next year. Mike Veasey said the two positions open next year are Treasurer and one Director at Large position.

Jim Cook asked why Road management has been reactive instead of proactive and when will we see the 1 year, 3 year, and 5 year road plans. He also wanted to know why, after he had notified the Board of an owner who is retired with 25years at VDOT working on gravel roads, the Roads Committee has not tapped that resource to help fix the roads? The President informed Jim that his questions are in the notes and will be discussed at the September meeting. He informed everyone that those having issues should contact the Roads committee using the contact link on bmpoa.org, and the only official means of communication the Board recognizes is our website and the email addresses associated with that website. We will not respond to requests via social media.

Meeting Adjournment

President Critcher asked if there were any other items for the Open Forum. There were none. He stated that those of us on the Board are not here to lead, we are here to represent and serve. His hope is to restore some things in how this board functions and is perceived by the community. Number 1 as responsive, as inclusive. Help with volunteers and suggestions is greatly appreciated. I hope to restore a sense of humanity and servility as to how we treat one another in these gatherings. Today's luncheon and meeting are a benchmark of what it looks like moving forward. He thanked everyone for attending and informed them that in a few minutes Candidates for Warren County Board of Supervisors and Warren County Sheriff would be providing their plans for those positions in hope that members will vote for them in November. He told everyone they are welcome to listen or leave. The meeting was then adjourned at 2:10pm.

BMPOA Annual Meeting Minutes: August 20, 2023

ATTACHMENT 1 - FY 2022/2023 BMPOA ANNUAL MEETING FUNDS REPORT 8/17/2023

	<u>This Period</u>	<u>FY Total</u>
Balance Start 1 Sep 2022		63617.80
Revenue In Summary from 1 Sep		
Interest	5.55	
Donations	1025.00	113998.00
Weddings	13800.00	50100.00
Refund		-750.00
Total	13800.00	50380.6
Expenses from 1 Sep		34695.10
Uncategorized (e.g. bad check etc)		0.00
Electric*	298.24	2067.51
Security/Internet*	208.85	2585.4
Wedding Compensation	1000.00	12450.00
Marketing Compensation	500.00	2250.00
Social Event Sunset at the Lodge		89.01
Bank Charges		44.00
Lodge Cleaning		5920.00
Supplies Cleaning*		173.65
Supplies Wedding		105.37
Supplies Maintenance*		984.75
Maintenance Lodge*		1765.90
Maintenance Rec Area*		3568.61
Maintenance Mail Boxes Move		1278.53
Maintenance Exterminating*	590.00	815.00
Board Approved Donations		500.00
Annual Meeting	97.36	97.36
Advertising for Weddings		0.00
Total Expenses	2694.45	34695.10
Balance as of 8/17/23		79303.30
Expenses	34695.09	
Formerly Paid by Sanitary District*	11960.82	

BMPOA Annual Meeting Minutes: August 20, 2023

Unique to Weddings/BMPOA Ops

22734.20

BMPOA Annual Meeting Minutes: August 20, 2023

ATTACHMENT 2 – FY 2022/2023 BLUE MOUNTAIN ANNUAL MEETING FUNDS REPORT

FY 2022/2023 BLUE MOUNTAIN ANNUAL MEETING FUNDS REPORT

8/17/2023

REVENUE

REVENUE COLLECTED

Carryover from 8/31/22	131220.91
Owner Gravel Payment	
Donation	
Road Impact Fees	
Sanitary District Fees	172117.46
Refunds/Reimbursements	
CD Cashed In For Dam	

Total Revenue	303338.37
----------------------	------------------

Revenue this Year Less Carryover	172117.46
---	------------------

Available for Apportionment	303338.37
------------------------------------	------------------

EXPENSES

COUNTY COLLECTION FEE	9427.23
-----------------------	---------

ADMINISTRATIVE	\$	39,433.99		\$	20,435.90
Audit			18998.09		
Website Maintenance/ Database			3700		
Svc			1100		
Registration			25		
Newsletter			689.64		
Insurance			11984		
Legal			525		
Electric			.		
Printing					
Supplies			423.08		
Postage			537.37		
Service Charges			14		
Reimbursement					

BMPOA Annual Meeting Minutes: August 20, 2023

MAINTENANCE	\$	27,300.45	39934.65	\$	(12,634.20)
Lake and Dam			4784.65		
Lodge			6500		
Mowing			4150		
Common Area (chipping)			24500		
ROADS	\$	178,969.64	82586.7	\$	96,382.94
Gravel			19234.88		
Gravel for Members					
Maintenance			62905.07		
Supplies			446.75		
SNOW EXPENSES	\$	30,333.84	195	\$	30,138.84
Filling Sand Barrels			195		
Plowing					
Sand for Barrels					
Spreading Gravel					
Snow Removal					
SECURITY	\$	27,300.45	22725	\$	4,575.45
Lake Security			22725		
Security Camera					
TOTAL EXPENSES	\$	303,338.37	164439.44	\$	138,898.93
CHECK BOOK BALANCE				\$	138,898.93
CD			64317.77		
TOTAL SAVINGS			64317.77		
TOTAL FUNDS				\$	203,216.70

BMPOA Annual Meeting Minutes: August 20, 2023
ATTACHMENT 3 – ANNUAL MEETING SUMMARY AUGUST 2023

**Blue Mountain Sanitary
District**

Carryover	\$	131,220.00	
Income	\$	172,117.00	Budgeted \$154,761
Expenses	\$	164,439.00	
Balance in Checkbook	\$	138,898.00	
CD Reserve	\$	64,318.00	
Total Available Assets	\$	203,217.00	
County Fees Paid	\$	9,427.00	

**Blue Mountain Property
Owners**

Carryover	\$	63,617.00
Income	\$	50,381.00
Expenses	\$	34,695.00
Balance in Checkbook	\$	79,303.00

		This Year	Next Year
Impact of new property evaluations:		.24 per \$100	.21 per \$100
Old Property Evaluation	\$ 48,477,600.00	\$ 116,346.00	
New Property Evaluation	\$ 72,891,600.00		\$ 153,072.00
Lot fee (591 lots)		\$ 38,415.00	\$ 38,415.00
Projected Income		\$ 154,761.00	\$ 191,487.00

Need for Increased Income Primarily Driven by increases in cost of audit, insurance, stone (per truck fee), and plan to repave roads like Cliff etc.

Annual Audit Completed on January 30,2023 and submitted to the county on March 6, 2023.
Available for review at the front table.

Income Tax Prepared by CPA on and filed with the federal government on 1/31/23 available for review at the front table.

Register of all checks written and reconciled bank statements for this FY are available for review at the front table.