

## **BMPOA Monthly Board Meeting Minutes: September 9, 2024**

*Minutes recorded by Secretary Patrick Patton*

**Board Members Present:** President Jim Critcher, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large –Garrett McNamara, Billy Orndorff

**Board Members Absent:** 1st Vice President Harry Davis, 2<sup>nd</sup> Vice President Jonathan Morrison, Director at Large Carl Herz, Erica Santana

**Guests:** None

**Total Number of Membership and Guests Present:** - 6 Board Members, 11 Members, 0 Guests

**Items of discussion:** President Introduction, June 2024 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

### **President Call to Order/Opening Remarks**

The President opened the meeting at 6:03pm welcoming everyone. He informed all present that due to the resignation of the former Director at Large, IAW BMPOA Bylaws (Article III section 3.3), the Board requested volunteers. After review of the requests, the Board voted and approved Billy Orndorff's volunteer submission for Director At Large. He then asked the secretary to provide information on the June 2024 meeting minutes.

### **Previous Meeting Minutes Approval** (Secretary Patrick Patton)

Patrick stated that the June meeting minutes were reviewed and agreed upon by all Board members via email, then made a motion that, in lieu of reading the entire minutes, a vote for approval/disapproval happen. The motion was seconded and the June 2024 meeting minutes were approved.

### **Nominating Committee Report** (Treasurer Mike Veasey)

This was covered in the 'President Call to Order/Opening Remarks'.

### **Financial Report** (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for September 2024. All reports are in the 'Board' section of <https://bmpoa.org>.

#### **BMSD**

- Began the FY with \$129,801
- Income \$231,819
- Total available funding \$361,620
- Expenses \$ 192,215
- Carryover to FY 25 \$169,405. (In checking as of 8/31)
- Reserve CD \$64,386
- Total Carryover to FY 25 \$233,791

## **BMPOA Monthly Board Meeting Minutes: September 9, 2024**

### **BMPOA**

- Began the FY with \$67,868
- Income \$62,611
- Total available funding \$130,479
- Expenses \$92,142
- Carryover to FY 25 \$38,337 (in checking as of 8/31)

Of the \$92,142 in expenses, \$59,758 would formerly have been paid by BMSD

In addition, the engagement letter has been signed with the auditor for the FY 23 - 24 audit. The fee this year is \$3900.

Upon completion of his report, he asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

### **Roads Report (Carl Herz)**

Carl could not attend the meeting and had sent no report.

### **Public Safety Report – (No Chair)**

No Report

### **Recreation Reports (Chairman Jonathan Morrison)**

- **Lodge Activities/Events** (Morgan Fox Elder): WAITING ON MORGAN's REPORT. Discussion included Morgan's assistance with Sandy Flynn's access to the Lodge in order to digitize any BMPOA historical documents found in the file cabinets located in the back part of the Lodge kitchen. Upon completion, Sandy will provide the Board the digitized data for review. Historical documents approved by the Board will be uploaded to the BMPOA website. Hardcopies of all documents in the file cabinets, and the cabinets themselves, will then be destroyed allowing more space.

The discussion included President Critcher stating the only authorized website for BMPOA is bmpoa.org. The Facebook page is not, and will not be managed or monitored by the Board. Any social communications approved by the Board will be posted on bmpoa.org. If this is copied and placed on Facebook, the BMPOA has no liability for comments etc..

- **Deer Park Recreation Area:** Chairperson Garrett McNamara said there were no Deer Lake rec area things to note for Sept meeting.

### **Lodge Repair Committee Report (Morgan Fox Elder)**

Discussion on the temporary stage outside of the Lodge ended with President Critcher said we will move this discussion to the October meeting. The next topic included increasing wedding costs in order to support a plan to add air-conditioning to the Lodge in 2026. Morgan asked that, starting in 2026, she is authorized to increase the wedding fees during the Fall months (September and October) to \$4000. This is a \$500 increase. This would be money used for air-conditioning. President Critcher made a motion to allow the increase. The motion was seconded and opened for discussion. Mike Veasey recommended keeping the price as it is currently, based on the fact that the Board has not yet authorized installing air-conditioning. The current cost keeps us competitive. After discussion,

## **BMPOA Monthly Board Meeting Minutes: September 9, 2024**

the President asked the Board to vote. The vote was unanimous to increase the wedding cost in 2026 to \$4000.

### **Membership Committee (MC) (Beth Herz)**

Beth could not attend the meeting. No report was provided.

### **Architectural Review Committee (Jim Critcher)**

Jim asked everyone to inform the ARC whenever they see something being built in the BMSD. This will ensure our mountain stays as close to nature as possible. Patrick mentioned he had just contacted the realtor who is having a lot perked on Old Sawmill. She stated that realtors are only providing the bmpoa.org site to their clients. As the website is down, he provided her the BMPOA Covenants and BMPOA New Construction Requirements. She appreciated that and will use them in this, and future building offers.

### **Covenants Enforcement Committee (Billy Orndorff)**

Billy stated there was nothing new on Covenants Enforcement.

### **Covenant Review/Modernization Status (Erica Santana)**

This is on hold.

### **Deer Lake Reports**

- ***Lake Operations*** (Toni Billington):
  - o We had 1,747 homeowners & guests visit Deer Lake. 80 people turned away, or turned around, and 10 people turned away with dogs.
- ***Dam Maintenance*** (Carl Herz): No Report

### **OLD/FOLLOW-UP BUSINESS**

“Watch for Pedestrians” Sign (Carl Herz): Carl is still working on this. No update. This will continue in every Old Business/Follow-Up Business until resolved.

- Non-POA visitor use of the lake (Erica Santana): Erica could not attend but provided Patrick her report. President Critcher said he would rather push this to the October Meeting so she can report personally to ensure any Board actions are made with her knowledge. He requested Board approval to push it to October. This was approved.

- Lodge usage and proposal for strategic planning on rental policy (Erica Santana) : Erica could not attend but provided Patrick her report. President Critcher said he would rather push this to the October meeting so she can report personally to ensure any Board actions are made with her knowledge. He requested Board approval to push it to October. This was approved.

- WC3A Update (Erica Santana): Erica could not attend but provided Patrick her report. President Critcher said he would rather push this to the October meeting so she can report personally to ensure any Board actions are made with her knowledge. He did mention that Erica is attending these meetings on behalf of BMPOA and her work is greatly appreciated. He requested Board approval to push it to October. This was approved.

## BMPOA Monthly Board Meeting Minutes: September 9, 2024

### **NEW BUSINESS**

- Oral History Event Request (Erica Santana):
  - o Bill Jahn and Jack Davis have helped revive an effort to collect stories and information about the mountain and its history. They have each sent me text from essays and conversations with historic property owners and stakeholders in BMPOA business over the years. I am working to compile it. We would like to propose an oral history event at the lodge on Saturday, 19 October. The idea is that it would be an open mic type event where people could share stories and anecdotes about their early times on the mountain and someone would be transcribing the sharing. Still trying to work out logistics and specifics, but would welcome any volunteers who have an interest to contact me at: 703-402-1214, [ericamariesantana@gmail.com](mailto:ericamariesantana@gmail.com).

This request was approved and is in line with Sandy Flynn's request to digitize BMPOA historical data. Sandy volunteered to Chair the BMPOA Historical Data Committee.
- Fallen Tree Removal on corner of Cliff Road and Henry Way (Jim Critcher)
  - o Jim requested this tree removal be added to the next tree work and deadfall chipping next spring. Billy Orndorff recommended having it removed before the winter as it will be in the way of getting those roads cleared. Patrick asked why the home owner doesn't remove it. He was informed that many years ago Cliff Road was on the other side of the tree. The home owner had purchased their lot up to the old Cliff Road. As the road was moved to the other side of the tree BMPOA is responsible. Billy offered to get 2 or 3 competitive bids and present it at the October meeting.
- Yoga Class Offering at Lodge (Kate Watters)
  - o Kate requested to offer free yoga classes at the Lodge on Wednesdays when she is available. Mike Veasey informed her that charging fees would be problematic in that the lodge was being used for free and the original proposal was for a free yoga session. Kate said there would be no fee and she is offering her services free. This was approved by the Board. Kate will provide information via bmpoa.org and social media. The first class will be September 25<sup>th</sup> from 7:00pm – 8:00pm. Kate will work with Morgan for opening and closing
- Lodge Security Camera Monitoring (Jim Critcher)
  - o Jim stated we need a Board member to monitor the cameras as Dave Cook resigned. Garret volunteered to do this and will work with Dave to get things changed.
- Board and Committee Volunteer Compliance (Jim Critcher)
  - o Jim wanted to remind the Board and Committees to self-police themselves to ensure they are following the BMPOA Covenants and Bylaws so we are above reproach.

## **BMPOA Monthly Board Meeting Minutes: September 9, 2024**

### **Public Comment (3-minute Limit each) (Secretary Patrick Patton)**

Toni Billington reminded the Board that we needed to talk about replacing the picnic tables at the lake and recreation area. President Critcher thanked her for the reminder and asked that we work this at a later date asking Toni to remind him again. Toni was fine with that.

Mackenzie Williams requested creating a new Social Communication Committee that will plan social events for BMPOA. After a long discussion the Board approved the creation of this committee. Mackenzie requested changing the Facebook web page called Blue Mountain POA to Blue Mountain POA Social Committee. President Critcher stated he was fine with her managing the website but it should have minimal information that she would input and strictly monitor. The information would be related to BMPOA social events and homeowner requests for help (lost dog/cat, wires down on such-n-such road etc.) that Mackenzie would monitor. BMPOA events would be on both Facebook and bmpoa.org. The Facebook information would include the link to bmpoa.org with a statement like 'For more information please see bmpoa.org'. The bmpoa.org is the official BMPOA website. The Facebook page is a community page that will have a Social Event section added to it. Mike Veasey volunteered to be the Administrator for the Facebook page. Mackenzie will provide Social Event information.

Morgan Fox presented information on having a Spring event in April. She will work with Mackenzie to ensure everyone is aware and have it posted on bmpoa.org and the social media section of the Facebook page. The Board approved \$1,000 for this event.

### **Meeting Adjournment (President Critcher)**

President Critcher moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:02pm.