

**BOARD OF DIRECTORS MEETING BLUE MOUNTAIN  
PROPERTY OWNER'S ASSOCIATION** Sunday, August 18,  
2013

**Call To Order**

Jim McManaway, Nynette Rourke, Jack Davis, Krista Adanitsch, Tim Winfield, Mike Veasey, Jonathan Morrison, Rob Linnenkohl. Absent: Jim Critcher. Meeting called to order at 13:38 by Jim McManaway.

**Minutes**

The minutes for [the August 20, 2012 Annual Meeting] were motioned for approval by Jim McManaway and seconded by Mrs. Candice Bennett and by Donna Grey.

**President's Report**

Mr. McManaway: The lodge has been brought up to compliance for handicap access and the lead paint has been removed. Jonathan Morrison has done a lot of the work to the deck and in cleaning up the kitchen. We have a brochure on each table for you to look at and rent for property owners \$310 vs. \$650 for non BMPOA members. Cleaning in 2014 will be conducted by our contracted cleaning person.

Pete Plourd has maintained the roads and the dam and as you can see they are in the best shape they have ever been. We have counted only four potholes currently. As far as the dam, trees within 25ft of the intersection of the dam itself need to be removed because they can push roots into the dam and weaken it. The overflow system in place at the dam which is 50+ years old. We thought it would need to be replaced but it has since been inspected by a firm and is showing to be in great shape. We have added 15 new grass carp from a Kentucky fish hatchery to eat the algae at the lake. The lake now looks clearer. We may be keeping our security guard until after Labor Day. Tomahawk Trail will be paved and turned over to the state for maintenance. Tomahawk services over 100 homes including some in Shenandoah farms. There is a bus stop that loads and unloads children during the school year. We pay 116<sup>th</sup> of the cost and Shenandoah Farms pays 75%. The County pays the remaining quarter of cost. The executive board has voted and approved a barrier to be placed in front of the lodge to keep people from falling off the cliff and details will come.

**Treasurer's Report**

Mr. Veasey: Our fiscal year runs September 1<sup>st</sup> to August 31<sup>st</sup>. On 1 September of last year we had \$146,911 in the bank. We had income over the course of the year in the amount of \$122,979

most of which came from Sanitary District fees. Our expenses for the year are \$177,749. Administration was \$34,658, maintenance was \$26,415, roads \$95,498 most of that for gravel, security cost is \$5,800, snow removal was \$15,366. So the beginning balance is \$146,911 the income of \$122,979 means that for the year we had \$269,890 we spent \$177,749 which leaves in the check book today \$92,141.60 in addition we have \$90,125 in CDs, which means we have total operating expenses of \$182,267. The CDs are for emergencies such as the overflow that Jim talked about. If there are any questions about the finances I have it in the computer you can come up and see me and I'll show you who I wrote the checks to so that you may be satisfied that we spent your money the right way. Are there any questions on the budget?

Question from housing member: Do we anticipate having to spend the same amount on gravel this year?

Pete: I'll include that information during my part of the meeting in the roads report.

Mr. Veasey: Next year just so you know, there are 624 lots on Blue Mountain. Assessed value is now \$65 a lot so that will raise \$40,560 for us, we also get 21 cents per \$100 of assessed value and assessed value is \$39,487,700 which would raise another \$82,924 for us. Our expected income next year from the County is \$123,484 and will allocate it as we have done in the past. Are there any questions on next year's budget?

Question from Jackie Veasey: Yeah. Is there anything else that needs to be done to the lake or the lodge?

Mr. McManaway: The lodge will be covered by Jonathan Morrison in just a minute. Yes we have some things that the State requires of the lake. An inundation study which the State does at a cost of \$2,000 and some other nickel and dime things. Cutting of the trees. There are 60-80 trees that need to be removed once the leaves fall. We have to remove the trees that are within 25 ft of the dam because the roots will grow into the dam and weaken it.

Mr. Veasey: Moving on to security. We did have a security contract this year to have a guard from 11 am and 6 pm at the lake on Fridays, Saturdays, Sundays, and holidays as well as one randomly chosen day during the week. Sean Pond is the officer assigned to us and he is a retired Capitol Hill policeman. We've only paid \$5800 so far, but we've turned away 8 ATVs, turned 150 people away, and validated over 500 BMPOA members. The guard enforces the rules in accordance with BMPOA rules and regulations. We are looking to extend the contract through September and are looking to commence patrols earlier in the spring and later into the fall. Officer Pond did 4 night operations in response to vandalism and identified 6 offenders that were unauthorized and we worked with the Sheriffs and sent out letters to each of the identified

offenders. They were notified that if caught again they would be prosecuted to the fullest extent of the law. Any questions?

### **Roads' Report**

Mr. Plourd: The roads were planned to be in tip top shape by May but by mid-June and with the weather we have run into a few snags and since we have had gulley's washed out on the roads. It took us until the rest of July and late last week to address the issues of the roads. We've done more ditching this year and curving the roads. We are anticipating filling the potholes. We spent approximately \$80,000 on 2 tons of gravel. Hopefully we won't have any more big washouts.

### **Recreation Report**

John Morrison: We've made it to be functionally ADA compliant and we will move into the last phase and will modify the doorway to accommodate and come to ADA compliance standards. We will be replacing the front doors and I will be building them from scratch. They will have glass to view through. Deer cameras will be placed at the lake this fall. We will be reducing our mowing of recreational areas by the tennis courts and where the playground used to be. There are a few fields back there that are the areas we are referencing. We will be letting that area turn back to woods and we are looking to integrate a reclamation project to help the area get back to a natural environment. Are there any questions?

Donna Grey: I would like to know about dogs and identifying ATV use on Rocky Spring and Pee Wee because I've called the sheriff and I don't know what else to do. I can't identify these kids. Is there anything else I can do?

Mr. Morrison: Putting up deer cameras and keep calling the sheriff.

Mr. McManaway: Unless the sheriff can catch an ATV rider and box them in they do not chase ATVs due to damaged cruisers in the past.

Shona Riccio: The last time I went to the tennis court the net was not there. Mr. Plourd: The net was up last Sunday. Riccio: Is there any chance to clean up the courts? Mr. Morrison: I was hoping that someone that was interested in tennis would take on that project. We are all volunteers and could use a few extra hands. Any other questions?

Missy: We've had 3 events and one professional photo shoot. We have access to these photos through our website. It costs us almost \$1000 dollars for brochures, \$500 dollars to redecorate, and \$247.11 so far has been spent on decorations. We are hoping to replace the lanterns as they

are dry rotting. We are asking for any assistance in marketing the lodge now that it is ADA compliant. We are also looking for clever ways to keep the lodge cool in the heat and warm on the cooler parts of the year for events. Right now we are open from the beginning of May to the end of October. Morrison: We are currently in discussion with Airpack to provide their mobile unit is for events. They will be coming out to do a site survey from them to determine our event needs.

### **Architectural Review Committee**

Mr. Davis: The committee is charged by the Bylaws to review proposed new buildings, fences or major exterior additions within 30 days. There was very little Activity in 2013. In the last year we approved a number of fences, most of which were for animal control. Some changes were required but none were disapproved.

### **Firewise Program**

Mr. Davis: Members are encouraged to continue to pile up deadfall and report it to me by 31 October. In discussions with the VDOF, we are still unsure if we can get a grant for chipping the piles. But if we can't I will petition the board of directors to hire a local contractor to do the chipping. If we do get a sizeable grant from the state, I hope to use some of the money to improve the turn arounds at the end of strategic roads for emergency vehicles, particularly fire fighting equipment.

### **Covenants Enforcement**

Mr. Davis: In the last year we have had to send letters to several members to remove accessory buildings from front yards. One has cooperated and removed the building and one has not. After having given a year to comply the issue will be turned over to Warren County for enforcement. In another case a member has been talked to and sent letters to remove or license several vehicles which have not moved in well over a year. They will be turned over to Warren County for enforcement of county ordinances. In one other case I have received complaints about a member who repainted the front of their home a color and hue of orange that would not have been approved by the committee. The owners will be sent a letter in the next week to correct the situation. There are no county ordinances that apply so enforcement could result in a civil suit brought by the association which we would win plus court costs. Members are encouraged to email or call me if they see issues of concern. A few buildings and fences are grandfathered by either the county or the developer.

### **Nominating Committee**

Mr. Davis: We had one vacancy during the year with the resignation of Pete Plourd from the

Board of Directors. The nominating committee nominated Rob Linnenkohl to the board and the board approved that at its August board meeting.

### **Old Business**

Missy McManaway: At the beginning of the meeting you mentioned about putting up a fence in front of the lodge. Can you tell me what kind of fence we will be doing so that I can include this in events planning? Mr. Morrison: We are looking into a wire cable fence approximately 40-42 inches minimum for the height of the cliff. We are trying to develop something that is minimally aesthetic. Missy McManaway: Can I make a motion to have a say so in the overall decision and final end product of the fence. Mr. Morrison: Yeah we can come up with several designs and have a public vote on it. Mr. McManaway: The motion is to this year collect designs and decide next year on the design of the fence. Bill Turner seconds the motion and 17 members approve motion. 4 oppose and we will revisit this issue next year. Mrs. Veasey: Are the fireworks run on donations? Mr. McManaway: Donations are always welcome. Right now we have several thousand dollars available. I am a certified pyrotechnician. Sandy Flynn: I was wondering how we can make money on the lake instead of turning non-members away? Mr. McManaway: We issue 10 lake passes at \$25 dollars each pass.

### **Adjournmet**

Meeting adjourned by Jim McManaway at 14:41 and recorded by Krista Adanitsch.