

BMPOA Annual Meeting Minutes 8/19/2018

Recorded by Carl Herz

Members in attendance: Jim McManaway, Jon Morrison, Carl Herz, Jim Cook, Patricia Chilcote, Sean Pond Sr

Jim McManaway opens the meeting: We will begin the meeting with candidate for county sheriff Jason Poe. Mr. Poe thanks the meeting and begins a brief introduction for himself and his campaign.

Jim McManaway calls on Jack Davis for the Firewise program update. Jack Davis: I've been coordinator for this program for 11 years, and I wish to remind the new members that we are an extreme risk of forest fire by the program's standards. 900 acres of woods within our association with many thousands more surrounding. Narrow roads and other challenges are significant. Another recent challenge is the Emerald Ash Borer invasive insect affecting Ash trees, there are thousands of dead or dying ash trees in our community, and the amount that REC has taken are only a small fraction. Those that remain will be there for a long time. We can't afford to have them removed. In addition to being fuel load, they also fall and cause problems. Jack Davis met with the state representative and walked around discussing this issue; fortunately REC chips the tops (brush), but VDOF is very concerned about the number of trunks and large logs on the ground. There wasn't a clear solution, but at least the VDOF has seen this and is aware of this. For the last two years or so, VDOF has come to the sad conclusion that the chipping grants aren't effective for us but instead care to focus on the development of evacuation strategies. In the coming year or two, this will be developed with coordination with VDOF, and the materials will be widely disseminated among the association. The grant is approved and we are in early stages. Jack Davis has reviewed the plans for SFSD (Shen. Farms) and High Knob as a "blueprint" for developing ours. The authority to declare an emergency has to come from county or state officials, e.g. Fire Chief. This means that our plan needs to satisfy the authorities' requirements as well as our own. This is all in the works. Jack Davis goes on to describe the need for zones to be designated for this planning, as some emergencies may be localized to only certain areas within the association. Another consideration is where to direct the evacuations, notifications, routes to take, assembly points, etc. If anyone is interested in learning more to protect your own personal property, Saturday Aug 25th in Middletown Va, in Lord Fairfax Community College, I can provide you with an informational pamphlet at my table. Questions? – Gentleman: Have there been any more discussions of water tanks staged on the mountain. Jim Cook fields: There is this discussion in progress, but unfortunately it looks like they are selecting the Wildlife Management Area parking areas as these locations. This makes it complex with the involvement of several authorities. Jim Cook doesn't fully understand how VDGIF, specifically, is working on this as there are other issues at this time with those parking areas. Jim Critcher goes on to suggest that FEMA may end up being the deciding authority. Right now, BMPOA can't do anything without the go-ahead from VDGIF, then the grant can be applied for, and there is a good chance of its approval given the circumstances. Question from floor: Regarding communication, how would that go out? Jack Davis: Email, Facebook, mass phone calls, etc. It will be dependent on the county as they are the designated authority to call such emergencies. Jim Cook suggests that "reverse 911" will be used, sending recorded messages to phone numbers. Question from floor: what about loudspeakers? Speakers on a sheriff's car,

etc. Jack Davis asks Jason Poe (sherriff candidate still present). Jason Poe: We would do that. Sheriffs and Fire equipment have the same PA systems, and it is highly likely that both would be employed. Another question – what about sirens at certain strategic areas? Jim Cook: There would be a problem with that, depending on how the sound travels. Jason Poe suggests that the best method would be reverse 911 and ‘boots on the ground,’ with emergency personnel present. Another question: what about texting/amber alerts, etc.? Jason Poe states that the county does have a ‘text to 911 system’, but it doesn’t function in reverse. Jack Davis will look further into this in his efforts to help develop these strategies.

Carl Herz moves to approve 2017 annual meeting minutes, approved without objection.

Treasurers report. Jim McManaway: Mike Veasey is away and I will report in his stead. Several copies of the treasurers report are on the tables. BMSD and BMPOA reports are separate. Jim McManaway goes on to read the reports (attachment). The financial position has allowed us to reduce the SD (Sanitary District) assessment this year by 14%. We changed it from \$.28/100 to \$.24/100. Rates of the lots maintains at \$65. Financial statements and register showing every check written this year is also presented for you at your tables (attachment).

Roads report: Jim McManaway: As we all know, the weather has not been cooperative. We have our roads person, Brian Schebish, fully occupied doing the roads. It seems that he finishes and then we get another storm that causes more damage. As we move into fall, we will continue to work on the roads until they’re repaired to our specification.

Recreation report: Jim McManaway: Not an eventful year. We spent a little more time at the lake, as the lodge is in good working order. The bridge from the upper parking area was washed, and there are plans to replace it before long as the foundations are undermined by the widening creek. Chipping of deadfall was a big activity, spent ~\$5k last year and this coming year will spend ~\$7500, we were piling the chips at the lodge, and they are available for residents’ uses free of charge. We will be storing them at the recreation area by the tennis courts in the future. In the near future, we will also be redoing the overflow at the lake. It will be a spillway that is routed through the lower parking area. The current standpipe is original equipment and clogs frequently. Regarding the lodge, it’s basically just maintenance at this point: painting, etc. Jim McManaway hands it over to Missy McManaway for lodge booking. Missy McManaway: this season, 25 weddings are booked; biggest year yet. We’ve been able to buy new commodes, tables, chairs, etc., with the revenue from the events. We will also look at other things soon, like new floors, etc. Also septic tank needs to be emptied which is a cost. In 2018 we brought in ~\$26k, but almost \$53k between 2016-18. The total of four years, including 2019, would be

~\$66k. It's a good money maker for us. We have had some damage, but we do have insurance, recently there was a window broken which was repaired, and some other damage on doors. Question from attendee: what about the portable AC units? Missy McManaway: Airpac, a local company, provides them for a \$950 fee that is picked up by the event. They commit the Thursday before their event/wedding, and upon payment they get a code to activate the units. We strongly encourage renters to consider this and budget accordingly depending on the weather. Thanks to Sandy and JT for their efforts at cleaning the lodge, and as well as Jon Morrison for his repair efforts. Sandy thanks Missy for all of her efforts (applause for all three). Another question: what are the funds for the events used for? Jim McManaway: There are certain things that SD fees won't pay for such as fireworks, the community events, and such. The BMPOA funds go for these types of things, and many, if not all of the lodge upgrades. Jim McManaway brings up one more thing, the extra traffic from the events kicks up a lot of dust, and in dry times we're now equipped to wet the roads prior to these events for the sake of our residents. Question: I understand that the lake has been stocked with fish, but has anyone done any water testing of the lake water? Jim McManaway: We test the lodge well water periodically, and there is a lot of wildlife in and around the lake, it would likely test positive for coliform. Jon Morrison: we did have a small algae bloom after the fourth of July, and it has visibly disappeared with the addition of the algae eating carp. The grass carp have proven themselves over the last 20 years that they've been stocked.

Jim McManaway: I'd like to reiterate that we are in good financial shape despite the weather. Jim takes a minute to bring the attendees up to speed with some things going on, namely the fireworks. Jim McManaway: Next year will be his last event, bureaucracy has caught up with me and the demands are too high. I am looking for volunteers to assume this job. The training demands are unrealistic for me, and I will not renew my license next year. We have decided on the 29th of June for next year, as the insurance and license is expired July 12th. The event insurance also costs roughly \$1600. We scrambled to buy it this year, and it was only available for a 12 month calendar policy. The 29th of June will be one day less than 12 calendar months, therefore there won't be a rain date. If we get someone to volunteer, we are very well aware of the schooling they would need and we would be glad to provide the insurance to a licensed pyrotechnic. Jim McManaway adds that the 4H club has succumbed to the rigors of the insurance and licensing and no longer puts on their local display. He will attempt to schedule the dam repair this fall to be concluded well before next season. The job may cost as much as \$100k. We've had some studies done to assess the potential danger of our dam failing, and assessed it as moderate risk. They have allowed us to factor in a larger spillway with more runoff capacity to reduce our risk. We were leaning that way, and are now compelled to go ahead with a larger spillway than may have been originally intended.

Jim McManaway goes on to the board member vote: myself, Jon Morrison, Jim Cook and Mike Veasey's positions are all up for reelection. Regrettably, several are absent. The nominating committee for 2019 will be Mike Veasey, Jackie Veasey, Bev Pond with Jim McManaway as adjunct member. Those in favor of this committee say aye, "unanimous" – Any opposed? (If so, you need to be on the board – laughter).

Jim McManaway introduces Bev Pond. Bev Pond: We have a social event coming up on the 22nd of September for our residents, please volunteer to help plan this event, please see myself or Patricia for details. Thanks.

Question from attendee: Are we going to do the chipping again this year? Jim McManaway: Yes, please pile all deadfall at the roadside and it will get chipped. Jim Cook elaborates: Nov 22nd will be the date that the contractors will move through the entirety of our areas and chip up the piles, staging the material at the rec areas. This is for brush that's already down or could be a fire hazard, this is not an opportunity to help members clear lots for development or whatnot. This effort is for deadfall clearing.

Question from attendee: There is some issues with snow clearing in the winter, sometimes it's an issue.

Who do I make my requests with? Jim McManaway: With me, provides cell phone number. The road in question is Crest Hill. Jim Mcmanaway: Yes, if you call me when your road doesn't get plowed, I can make the request.

The member continues: recently they put down new gravel but not toward the end of Cresthill Road. Question: Can something be done about the fishing from the beach, there have been some refuse issues and even children getting stuck by discarded hooks.

Carl Herz: It is prohibited to fish from the beach at any time, and perhaps we need signage. Jim McManaway agrees and states the issue will be visited. Another question: what about the boulders in the parking areas at the WMA? Patricia Chilcote fields the question by reading a correspondence from a VDGIF official responding to a member's inquiry. (attachement).

Another member iterates her conversation with the county, and it seems that several things are still in the air right now, including whether or not the new parking spot will service all bus routes and whether or not it is safely situated (traffic, hunting, etc.). Jim McManaway believes this issue should be escalated to the superintendent of the schools, as they are not subservient to the county Board of Supervisors. It is likely that the superintendent doesn't even know about this issue. Another member opines that if the children are out anywhere along Freezeland road, the bus will stop for them. There is some more brief discussion of the ambiguity of the county's particular policy.

Adjourned: 1:48PM