

BMPOA Annual Meeting Minutes 2019

August 18 2019

Recorded by Carl Herz

Board Members present: Jim McManaway, Greg Young, Jonathan Morrison, Carl Herz, Mike Veasey

Number of resident members present: 13, also in attendance is Tom Sayre, Warren County BOS Member

Called to order: 1:30PM

Jim McManaway opens by introducing Tom Sayre. Mr. Sayre thanks everyone present for having him and briefly describes some current goings-on in the county, and encourages community involvement by all county residents.

Jack Davis asks a question from the floor about residents not paying/delinquent on Sanitary District taxes and fees, and if this is currently a big issue and that we might need some help in enforcement/collections; however, treasurer Mike Veasey interjects that it actually isn't a big problem within our own Sanitary District, specifically. Tom Sayre goes on to describe that the county attorney reports on this issue each month and if we as an SD have this problem to contact him for answers.

Jim McManaway introduces Jack Davis of the Firewise committee, and opens the presentation for the BMSD evacuation plan. Mr. Davis mentions that Jim Cook is absent and he is also a part of this program, but just some reminders: 15 years ago our area was categorized by the state as "extreme" fire danger. Initially the grant funds from the state were used for chipping and removal of deadfall, though this practice is diminished statewide now due to funding shortfalls. Jack Davis goes on to describe some characteristics of the deadfall load that we typically see here: Ash trees etc., and there are significant costs involved to the property owners when they need to clear trees and/or deadfall from their own lots. A third reason is that the state noticed that the deadfall piles gathered for chipping were tapering off likely due to residents' non-involvement. In any case, the grant turned into Evacuation Planning with the county Fire Marshall and the county GIS Coordinator to determine and develop evacuation plans for BMSD. Mr. Davis provides a large printed map on display to the meeting and describes the various zones involved. Mr. Davis has reviewed two evacuation plans from neighboring districts that were previously developed as a template and guideline for our own. The content is developed based off of Shenandoah Farms SD plan which is more modern and more developed. Next will be formally drafting and printing of the plans which when authorized will be printed from a VDGIF approved printer and distributed to members sometime around October. There will be only one copy printed and sent to each residence

within BMSD, so it is strongly encouraged to review it right away and save it for reference. Mr. Sayre brings up that this plan is for any disaster requiring evacuation, not just fires. Mr. Davis: Some highlights: no evac. will be initiated by BMPOA members or directors, only by the county officials/Fire Marshall. The evac. will happen by zone, not en masse. Two local radio stations (to be clarified in official notification) will also broadcast this announcement, again, only initiated by the Fire Marshall or county official. Members should evac. as soon as they feel ready to leave, and as early as you can do so. As the event unfolds and the evac. is in process, there will be emergency vehicles, etc., arriving and staging in the area and we will be required to listen to their verbal instructions if issued. Mr. Davis reiterates that only those routes should be used and none others, for many different reasons. An envelope should come in October from either VA Firewise program directly, or by BMPOA/BMSD. Mr. Davis asks for questions.

?-Old Linden road doesn't connect anywhere, and if it was extended to its original location/length, it would provide another route. Mr. Davis responds by suggesting that it would be too large of a cost to re-open and maintain it.

?-This sounds like a kind of thing that everyone who lives here needs to get this information, how does everyone get notified/involved? Mr. Davis states that the envelope will be appropriately labeled. Another statement from the floor suggests to post this information permanently on the website.

?-Do we know how many people participated in this last year's chipping program? It's not clear as this information isn't gathered. Mr. Davis states that there are still a couple of piles on Trillium Trail that have been there for two years. A note has been made and it will be looked into.

?-How many houses are in BMPOA? Mr. Davis says he thinks 333, though Mike Veasey believes more like 360.

Jim McManaway starts the regular annual meeting business by the mention of 2018 annual meeting minutes being printed and on the tables. Mr. McManaway also introduces (in absentia) Sarah Vernier, who is the newly elected secretary, and re-introduces Carl Herz, as the previous secretary, who is taking the minutes today. Mr. McManaway goes on to introduce the other board members present and describes their responsibilities, as well as Bev Pond who has recently been appointed as the social media/information coordinator for BMPOA on the BMPOA Property Owners Facebook Page. Mr. McManaway introduces Mike Veasey and invites him to present financials.

Mr. Veasey greets the assembly and introduces himself stating that the financial position of the association is very strong and without any problems. He goes on to describe the two funds: BMPOA (which we have broad discretionary usage of) and BMSD which is more tightly controlled. Both funds are audited annually and for the last 8 or 9 years that Mr. Veasey has been overseeing this, we have had no problems. Mr. Veasey goes on to familiarize the audience with the two printed reports on the tables (attachments). Mr. Veasey goes on to outline that there is ~\$3k difference between projected revenue and collected revenue, and this is the difference to which Mr. Davis asked earlier about delinquent/uncollected taxes. There is no more specific discussion.

Tom Sayre brings up that there have been issues with security cameras in other areas of the county. Jon Morrison shows a couple of the cameras in use at the lodge, Mr. Sayre describes an issue at the new low water bridge of littering and whatnot, and that they may be looking into the possibility of using security cameras there. Jon Morrison also describes a dialogue within our organization that discusses use of cameras in our own recreation areas for similar issues.

Question from floor: Would it be possible for the association to purchase the lot for sale next to the lodge? Mr. McManaway responds: possibly, and that should be brought up to the board during regular business.

Jim McManaway brings up the dam at Deer Lake. The overflow system is aged and insufficient, and engineers have been engaged in designing a replacement system. The condition of the overflow pipe's inner surface is believed to be in good condition, but the exterior of the pipe is unknown. Due to the workload of this specific engineer, our project has been on the back burner but we need to get it going so [Mr. McManaway] will reengage. Mr. McManaway then welcomes Jon Morrison for recreation update.

Jon Morrison: It's been a quiet year for recreation areas and maintenance; earlier this year the water level of the lake diminished due to a partial collapse of the top of the overflow standpipe. This section has been replaced but the water level is now about a foot lower than it has been before. There is also a grille on the pipe that helps to prevent the pipe from clogging. Until the new overflow system is built, we will just have to monitor the lake carefully. The other issue is the access to the upper recreation area: it has been wide open in the past, but now we have decided to place boulders along the roadways where ATVs and dirtbikes have been driving through, as well as some trash dumping, littering, etc. There will also be a metal access gate installed at this area to more tightly control the vehicular access. The lodge has been in good shape with low or no damage done to the facilities during this year's events. The water heater in the lodge needed to be replaced. Tom Sayre asks Mr. Morrison about the boulders at the Fire Trail Road school bus stop, and mentions the complaints that he has been getting from residents who used to use these areas for various reasons. Jon Morrison states that a Virginia State official visited one day when he was present and explained to those who were there that the policy for those parking areas is that they are for hunting and fishing or authorized/permitted uses which require a vehicle sticker, etc. For many years it was unenforced but over the last few years, as the school board was using these areas more often for school bus activities, and increased visiting/tourist traffic using the areas as parking. Mr. Morrison then introduces Missy McManaway to speak further on the lodge events:

Mrs. McManaway: I wanted to discuss more about the damage that sometimes occurs at the lodge events. Renters have two options; they can buy insurance or they can pay out of pocket. There was an instance where our insurer who helped us replace a large broken window (for ~\$2,000) approached the renter directly and negotiated a settlement, and these issues are always followed up on by Mrs. McManaway and damage to the lodge is never dismissed. Mrs. McManaway explains some of the general highlights of the rental season last year: the number of events is up, revenue is up, etc. Mrs. McManaway has collected some data since 2009-2018: there have been 89 weddings, 3 POA events, and 3 bridal shows. Next season, 21 weddings, a POA event, and bridal shower are already scheduling. In

2020 there are 12 weddings booked so far, for which we are waiting on deposit checks. Quick math: by the end of 2020, we will have made approximately \$95-100k for the association. As some of you are aware, [Mrs. McManaway] is interested in passing off the responsibilities for checking on lodge condition after events, doing walk-throughs, etc. If anyone knows of anyone who would like to help, please spread the word. Any questions?

Tom Sayre asks if the lodge gets used for the ceremony and reception for weddings. Mrs. McManaway: Yes, often folks perform the ceremony in the yard with the view, then the reception inside. It all happens for the same prices, and it's a 24 hour rental though only a couple of events have used it as such. Mrs. McManaway thanks the cleaning crew (Sandy Flynn is present) for the great job they do keeping the place clean. (applause)

Question from member: is there any thought to renting lodge for winter events? Missy McManaway: Our season starts in April, and since we have the HVAC equipment that can cool and heat, the issue is probably inclement weather and snow on the roads, making it a difficult site. Jon Morrison also says that the basement areas which contain the plumbing, etc., would have to be heated either full time or the system would have to be prepped and then winterized for each wintertime event which would be labor intensive.

Question from member: Jack Davis and Jon Morrison earlier spoke of the poor acoustics in the lodge, could something like a large rug be added to the ballroom to dampen the harsh sound? Jon Morrison elaborates: acoustic wall coverings may be a good approach. Another issue is that the kitchen is oversized since it used to be a full service commercial kitchen, and it might be wise to rebuild the bar into the kitchen area and enlarging the ballroom, and that could be an opportune time to enhance the acoustics of the room. Missy McManaway says the people always ask about the floor, whether they need to bring a dance floor, etc., because the painted concrete floors aren't preferable for dancing as well as acoustics. The floor has to be painted each year, and Jon Morrison suggests that the floor could be stripped and polished/stained (bare concrete), for much more durability. There is also the possibility of a temporary floor per event, Missy McManaway states that several couples have provided this for their events.

Question from member: One wedding had issues with a melting wedding cake in the sun, is there the possibility of installing blinds that could be used? Missy McManaway has discussed this possibility for such a system, and it could cost as much as \$10,000 to install such systems. This is something that could be discussed further during regular board business.

Jim McManaway introduces Bev Pond and her husband, Sean Pond Sr; our go-to security person who serves on the board. Bev Pond greets the audience and reads the annual security report (attachment). Mrs. Pond posts lake "sitreps" on the Facebook page, so please consult that for the specific information. Mrs. Pond touches on the dirtbike issues at the recreation area and lake: the perpetrators were filmed on Sean Pond's dashboard camera, and it turns out that one of the individuals live in Linden Heights and

this was a repeat offense. The individual's parents sold the bike, and the other individual was new to the area and this individual will be involved in some informal restitution to BMPOA to be settled later.

Jim McManaway: In recent years, the board has voted to split the nomination periods for half of the board members to even years, the other half to odd years. Mike Veasey solicits nominations for officers via newsletter, Facebook, webpage, and has received no nominations. So this year the incumbents agreed to serve another term, the incumbents up for reelection will be nominated by acclamation. Mike Veasey asks for a motion which comes from the audience, seconded and is approved without objection.

Question from member: What about the roads report and what is the status of Old Log Rd? Jim McManaway: we have had significant, short duration rain events that have caused significant damage to some of the roads such as the one behind my house which was re-graded and washed out again within a day. Old Log Rd has been patched and we are currently getting estimates from the paving company we have used in the past to re-pave the middle section/damaged areas of Old Log Rd. They will probably re-cover it with about an inch or two of new asphalt. We will probably accept their estimate since our history with them is good, they've been responsive, and their work has been good in the past. That is our current plan with Old Log Rd, and that is to re-pave it. Jack Davis compliments that approach of using the larger stones to fill potholes and it seems to be working. Carl Herz opines that there is consensus about this and the specific strategies to perform it efficiently and with a smaller gravel topping to prevent any damage to tires are being developed and will likely be implemented in the future.

Question from member: What of the large radio tower on Blue Mountain Road. Jim McManaway: We will likely be going to court over it. Registered letters aren't being responded to. Greg Young then responds, he is driving this issue with an attorney: The letters have been sent and we are now needing to notify the county as this tower violates county code as well as our own covenants, and the owner of the property needs to be served the papers at which point a specific period of time will pass then we are free to pursue legal actions. Unfortunately, unless the county comes down on this issue it will likely cost us to take the issue to court. There are more concerns expressed from the floor on this issue in that the county officials responsible for such things seem to be in agreement that the tower is unlawful. Tom Sayre responds that he has heard of this issue and will try to follow up on our behalf as he is able to. Mr. Sayre then asks about BMR paving, how does everyone here like it? General approval from the audience. Mr. Sayre goes on to state that VDOT won't mark the roads with lines, but they did install reflector poles. Opinion from member: the reflectors are far more effective than road lines.

Statement from floor (Bill Jahn): Mr Jahn personally thanks Jim McManaway for all the years of the wonderful fireworks displays. (applause). Mr. Jahn goes on to state his hope that in future years a volunteer will step up to pursue the licensing process to continue this tradition.

Tom Sayre requests that a picture be taken of the members and officers in attendance.

A member reminds the board to revisit the lot for sale next to the lodge.

Jim McManaway adjourns the meeting at 2:59PM.