

## BMPOA Monthly Meeting Minutes: May 2022

*Minutes recorded by Senie Byrne, Board Secretary*

**Board Members Present:** Greg Young, David Cook, Senie Byrne, Carl Herz, Mike Veasey and Jim Critcher.

**Board Members Absent:** Jonathan Morrison and Sean Pond. {Jim Cook Resigned}

**Membership Present:** Bev Pond, Dan Zeman, Jackie Veasey, Erika Santana, Laura Brady, Donna Grey, Patrick Patton.

**Guests Present:** Walt Mabe, Taffy Mabe.

**Meeting was called to order at 6:01pm by President Greg Young**

**Items of discussion:** Meeting minutes, financials, roads, recreation, the dam, committee updates, any old or new business and any membership questions/open forum discussion.

### MEETING MINUTES:

- Once Greg called the meeting to order, the board discussed the minutes for March 2022 and asked if anyone had questions or needed more time to review. All agreed to move to approve them.
- Motion by the Board: Greg asks for motion to approve the meeting minutes for February 2022. David Cook makes the motion, Jim Critcher seconds the motion, all board members that were present agreed in favor of motion. **{Motion Approved}**
- ***Please note there was no board meeting in April 2022. Therefore, there were no minutes to approve for April, only March 2022. April's meeting was canceled by the Board President.***

### FINANCIALS:

- Mike goes over his monthly treasurer report. He explains the difference in Blue Mountain Property Owner Association (BMPOA) funds and Sanitary District (BMSD) funds due to new members present at meeting. The below information is a direct summarization Mike ( BMPOA Treasurer) prepares and reads aloud.
- A. BMSD Funds:**
  - Income this period \$4347 (\$2500 donation from Ghazarian LLC, \$1847 Sanitary District fees).
  - Expenses this period \$4260 (\$170 administration, \$290 maintenance - mowing, \$3183 roads, \$617 plowing).
  - Available in Checking \$149,539, available in reserve CD \$63,756, \$213,295 total available funds.
- B. BMPOA Funds:**
  - Income this period \$0 (\$700 pending deposit).
  - Expenses this period \$3413 (\$500 lodge cleaning, \$2003 lodge maintenance, \$194 internet, \$716 supplies).
  - Total income this FY \$19,443 (\$700 pending deposit)
  - Total expenses this FY \$22,246 (\$1100 social event, \$72 bank charges, \$994 electric, \$250 gift, \$500 Halloween party, \$2350 lodge cleaning, \$5688 maintenance, \$100 refund, \$1672 internet, \$831 supplies, \$1250 wedding advertising, \$7439 lodge coordinator compensation).
  - Available in Checking \$56,699 (\$700 additional pending deposit)
  - Of the \$22,246 in expenses, \$13,061 are directly related to wedding/BMPOA operations, \$9185 were formerly paid by the sanitary district.

- Upon reading his prepared report, Mike asked if there were any questions. No one from the Board or members present had any questions. There was nothing else he needed to present so the board moved on to the next item on the agenda.

### **ROADS:**

- It is now Carl's turn to report on all of our roads in the community as he is the chairman of Roads Committee.
- Carl starts out his report by saying aloud " Due to the weather, then roads haven't been updated much yet given the snow we got last month, in April. As the weather permits, the road maintenance will begin.
- Crews will be busy doing the following: They will be replacing ditches, fixing any ruts, roadbeds, and making general improvements that we have been phasing in over the last couple of years.
- Carl spoke about the issue on Rocky Springs Rd with owner Donna Grey directly, who was present at the meeting. Carl mentioned they will be working on how to correct the issue on that road and says he will also try to find data on rainfall and how it is flowing.
- Carl mentions all gravel is stocked all over the community and ready for use.
- Carl reminds everyone of the project for our POA signs at the entrance of all POA owned roads.
- The project is to add the BMPOA.org website address to all the signs, directly under the speed limit. it will be added to the signs at the entry of our POA. He tells everyone it will get done and when completed he will communicate in the board meeting following completion.
- Question from member: Patrick Patton asked about a sign on sawmill road. (Regarding the old wooden signs). Patrick says his neighbor wants the sign removed.
- Mike Veasey speaks up to say we use to use the county signs and they would come replace them for us etc. He adds how much he liked the old wooden signs.
- Patrick offers to complete new wooden signs for the entire POA, meaning all roads. He says he would use lasering inside the wood now verses the former router used before.
- Greg says that he would be interested in the board discussing that so the homeowner doesn't have to go out of his pocket for this project.
- There were no further questions regarding the roads and no further updates to add from Carl.

### **ELECTIONS:**

- Greg turns the floor back over to Mike Veasey as he is going to be speaking about the elections committee.
- Mike then says how we must hold elections per the docs, which he means our by-laws.  
***Please Note: if you have questions on this, please refer to the complete by-laws located on our community website. BMPOA.org*** .
- Mike goes on to say how we post about the elections on the website, and we give them till the end of June to submit to join the board.
- Mike says he will contact whoever is on the board and wishes to be re-elected. (Not all seats are up for re-election. His comment was only pertaining to those whose current 2-year terms are up).
- Mike will announce who will vacate as well.
- There were no questions and Mike had nothing more to add. So Greg moved to the next item on the agenda.

## **RECREATION, THE LAKE & THE DAM:**

- Jonathan, our Recreation Committee chair was not present at the meeting to give an update. However, Greg asked Senie to give an update on the lake passes for the upcoming season.
- Senie began by telling the members this is the first year she is responsible for lake passes and asked for lots of grace, patience and understanding as she takes on this task.
- Secondly, she let everyone know this project is well underway and almost completed. Adding that her goal is to get ALL passes out (dropped off at Linden Post office) by May 20<sup>th</sup> 2022.
- Senie informed the members and the board that she requested access to all website inquiries for the lake and she will now be handling any lake pass issues since she is the one doing the passes.
- She added she had sent an email to Ben Hutchinson, who manages our website but hasn't heard back from him yet.
- Greg informed Senie that Ben and his wife were on a trip in Ireland but would get back to me when they return.
- Senie made note of that so she could follow up if she doesn't hear from Ben soon.
- Carl speaks up to note that the lake needs maintenance, mainly sand before the usage begins. He includes we need to do light excavation as well then bring the sand in.
- Carl adds that there is fallen debris that we need to keep up with and remove. Aside from that, he says all else at the lake is in good order and there is no issue with the water level.
- Greg mentions long term for Dam is to pipe in with rebar, just a filter, to help as it gets clogged.
- Greg adds that if the dock looks up or down for some reason, it means the filter is jammed. He says to please go to the website or speak with a board member so we can take care of it ASAP.
- Greg continues that the Dam is pretty old but was well put together yet it still requires maintenance.
- Greg reiterates that if you notice anything amiss, please reach out to the board.
- Mike Veasey then adds that he has spoken with the security company we used last year and confirms we will be paying the rate is \$40 per hour for the guard and utilizing the guard for 7hrs a day for the season.
- Mike continues by saying aside from the guard, his only other update about the lake is the porta potty (Donjon) that will be cleaned in the next week or so and I will continue to be cleaned every 2 weeks during the season.
- Mike says if there are questions on that or anything like that to please reach out to him.
- At that time, there were no questions for Senie about lake passes, for Carl, Greg, or Mike.
- Therefore, Greg moves to the next agenda item.

## **THE LODGE:**

- Carl then begins speaking about items needing attention at the lodge.
- He tells the members and board that we had a leak in the roof. Carl says he inspected it himself and the shingles look pretty good.
- Carl adds that a lot of other weather proofing seems very degraded and needs to be replaced. He says we will have to address it quick and find local roofers, 3 at best & verify their license and insurance status.

- Carl advises that you should have someone on your roof every 5 years to check and how we haven't done this, yet it is part of ongoing maintenance that is needed for the lodge.
- He says we have switched over LEDS bulbs in lower level. Saves us over 1200watts. Shades all replaced in the main area. The bulbs were also changed to LEDS. Trim updated and repainted. Trying to keep lodge updated and looking well. We did buy numerous supplies and are keeping them in the new closet I (Carl) built downstairs. It is for general supplies, and we are full speed ahead for planning and scheduling all the maintenance .
- Carl then mentions that all the landscaping previously mentioned in March's meeting was done and he thanks all the volunteers. He adds they had a nice time, and it looks very nice. Saying, 'It should last a long time and perform well through the seasons. If anyone is interested in what is planted in the garden, we were provided a key and site map for all that is planted.'
- Greg then says we should motion for roof issue and who to give authority to in order to facilitate the repairs. Greg then moves to motion, Greg motions to have Carl reach out to roofers for estimated roof repairs and give permission for him to approve estimate up to \$5000. Mike Veasey seconds the motion. All board members present agreed with motion. Therefore, **{Motion Approved}**.
- Carl mentions his expertise on the roofing matter and how he feels very confident with his inspection and feels the amount agreed to should be more than sufficient.
- Senie offers to send Carl the information for the roofer, who owns his own company complete with qualified roofing employees. Carl says she can if she'd like.

### **OLD BUSINESS:**

- Greg announces that despite Jim Cook's resignation from the board, Jim Cook still plans to complete moving of mailboxes, Trash pickup and chipping. Greg continues on to say 'As previously scheduled. Greg explains what the trash pickup is and what they do. They are meeting at Freezeland and BMR. Joey Giordano has volunteered his trailer graciously again this year and we will coordinate with the county. We have told the county we will do this, and we probably should do it sooner in the future than May.'
- Patrick Patton then asks about the chipping., Jim has contracted with a tree company, and they will be coming out with their own equipment. It is really for limbs and deadfall. Jim is coordinating all if this and has it updated the BMPOA FB page.
- Patrick also asks about the covenants update
- Greg answers about covenants and committees and takes blame for lack of this happening. Greg says we need volunteers, and we will have to wait till the election in August. Adding that we will need a working group for this, and it is a long-standing issue. We have no enforcement mechanism currently, per Greg. He says if we align them with the county, we will be able to work with the state and county. Otherwise, all we can do is hire a lawyer and warn them with the threat of seeing them in court if they are not compliant.
- Greg adds we have the need for the committees but cannot finalize that until we know who will be on the board. Greg apologies for this issue. He also states there has to be a draft if changing covenants and documentation of such, including the current covenants. Then they would present it and the community would vote on it.

***There was no New Business mentioned at this time.***

### **QUESTIONS/MEMBER FORUM:**

- Member Laura Brady asks about paving. She needs work done to her driveway.
- David Cook answers and says he has reached out to 7 companies and has gotten back 1 proposal only. Though he does expect to get another proposal from R&J. David continues that if we get enough response back from members and choose a vendor, the board will notify membership.
- David's mentions again how it is hard to get someone up here in general. David wanted the member to know he hadn't forgotten, as he knows she asked the meeting prior.
- Walt Mabe speaks up about no plans for the county to address any roads on the mountain. He says that VDOT works off a 6yr plan and it's a rolling plan. He adds they got \$1.7million to do all of warren county roads that they wanted to update. He states that BMR is not in any plan in the next 6yrs for warren county. Walt says meaning they will not resurface it. All warren county will do is just fix pot holes etc. per him.
- Walt says to contact him directly with issues about this.
- Bev asks if we know when the appeal date is for the tower house.
- Walt says that the defendant has appealed already and went back to their lawyer and in front of the judge. He informs us that warren county has lost in this case, and it is going to be a permitted place. (Meaning, at this point there is nothing BMPOA can do to prevent the owner from his tower etc. ) Greg was very displeased with this outcome and asked if Walt gave them all our docs, information etc.
- Walt says he sure did and that he thinks the county is likely to appeal to decision.
- There were no further questions or comments. Greg moves to end the meeting.

**Meeting adjourned at 6:48pm.**