

BMPOA Monthly Meeting Minutes: 02/10/2020

Minutes recorded by: Sarah Vernier

Board Members Present: Greg Young, Mike Veasey, Jonathan Morrison, Jim Critcher, Sarah Vernier, Carl Herz

Members: Sean Pond, Bev Pond, Jackie Veasey, Ben Hutchison

Called to Order: 6:02 PM

General Notes: Sarah Vernier motions to approve the minutes from last month's meeting. Seconded by Carl, approved without objection.

Item: Financials, *Mike Veasey*

Discussion: Financial Reports were sent out prior to the meeting. No questions.

Action:

Item: Roads, *Carl Herz*

Discussion: Road maintenance (snow removal) is on standby, since there hasn't been any snow or ice lately. Regarding Fire Trail Road, Brian estimated that the work required to temporarily fix Fire Trail (filling potholes, gravel, redressing) will work within the budget at around \$4,300. He will be using the Bobcat, and expects to start this weekend and will take a few days to fix, weather permitting. Carl spoke with Ron Hughes, who is the access manager for the Thompson Wildlife and Recreation area, who was responsible for Fire Trail Road in the past. There was no official contract regarding the maintenance of Fire Trail Road, just a word-of-mouth mutual agreement. Since then, the maintenance has been lost and no one new has been found regarding the upkeep of Fire Trail Road. Currently, the road is not being taken care of. VDOT will not participate in the maintenance of the road. The residents of Fire Trail Road will need to figure out what they would like to do to find who will step up and take care of the roads. Carl mentions that as the association, we should encourage residents of Fire Trail to petition for road maintenance within the counties (Warren, Fauquier). BMPOA is currently not taking on clearing for snow, just fixing the potholes and adding gravel on a one-time basis. Carl suggests reaching out to a few residents to see which route they are interested in pursuing,

whether petitioning Warren and Fauquier Counties to take over or to fix it amongst themselves, but BMPOA is not responsible for the road. Snow removal will still be on a case-by-case basis for that road.

Carl is going to ask Brian to stop filling the grit/sand barrels, they are all currently full and do not need to be refilled for some time. We can add or move the barrels as needed.

Action:

Item: Recreation, *Greg Young*

Discussion: Mike and Greg conducted interviews for lodge manager a few weeks ago. Currently, they have two candidates that will probably be better off working together rather than separately. Sandy and Beth have been chosen and will have to work out the roles of who will do what. This is currently unofficial until the contracts between them are signed. There has been an issue regarding renting the lodge during the weekdays, which is currently not being offered. Since there will be new management starting in 2021, the policy of lodge rentals will be up for review, and there will likely be changes. The new lodge coordinators will review old policies and make modifications as necessary.

There is talk of either a gate be put up in the upper recreation area or boulder scaping, this is still ongoing discussion and will be decided at a later date.

There have been two more cameras installed down by the lake area.

Action:

Item: New Business

Discussion: There has been properties next to the lodge that are for sale that the board is interested in buying. The properties have recently started advertising, but pose as potential future complaints of the residents who live there. Being so close to the lodge, there is guarantee to be noise, traffic, and other complaints on the weekends that there are weddings, which is almost every weekend in the summer. The area is not very suitable for building as well. Mike would like to contact the auditor and Warren County in case there are any rules or regulations we aren't aware of before making the offer to buy the property, as well as making sure both lots can be combined as one. Greg agrees and mentions that he would like the entire board to make the approval rather than the members at the current meeting. An email will be sent out regarding the information to the absent board members.

Action:

Adjourned: 6:47 PM