

## **BMPOA Monthly Meeting Minutes June:**

*Minutes recorded by: Kelly Ludke*

*Board Members Present: Greg Young, Mike Veasey, Carl Herz, Sean Pond, Jim Critcher, Kelly Ludke*

*Members: Bev Pond, Jackie Veasey, Dan Zeman, Ben Hutchison, Senie Byrne Carter, Joe Giordano, Erica Santana*

*Guests: Walt Mabe*

### **Called to Order: 6:00 PM**

#### **Item: May Meeting Minutes**

**Action:** Approved Unanimously. Kelly Ludke to send them to Ben Hutchison to post to the website. Walt Mabe to be forwarded a copy as well.

#### **Item: Financials**

**Discussion:** Financials were sent out prior to the meeting. Mike reviews the expenditures for the members of the community who are in attendance.

Mike: There are two reasons to use our BMPOA funds: weddings AND if the County delays our funds we need to make sure we have enough to cover everything. This is especially important since the County "hack" occurred.

Dan: Can it work the same way in reverse? Like use county funds (sanitary district fees) for our BMPOA?

Mike: We can't use sanitation district fees for festivities (i.e. fireworks, socials) but anything that is property to be maintained such as the lodge it can be used for.

Carl: Does the bulk of our POA money come from weddings?

Mike: When I first was on the BOARD we had barely \$1500 in BMPOA funds. Now we have \$53k.

Jackie: How much did we lose because of COVID?

Mike: About \$28k

Joe: The fact that most of our money is coming from weddings....that information should be public.

Dan: Did you do a cost analysis?

Mike: We didn't need to. We had \$1500 and now we have \$53k

Greg: The goal is to be able to sustain this building without the tax funds.

Dan: We have \$53k because of the weddings?

Mike: Yes, we have \$53k because of the weddings.

Dan: We have cleared \$53K .....it just doesn't seem possible based on the numbers years ago.

Mike: At this point yes, that is the case.

## **Item Roads**

### **Discussion:**

Carl: The Roads crew ditched through area 1 & 2 and will soon regrade with a focus on Mockingbird and Old Sawmill. Then on to area 4. The goal is to improve the road beds. We are trying to figure out the best way to do this. We can do most of Woodthrush/Mt. Oriole, May Apple and Hickory Nut. It's about \$12k for 4,000 ft. We will ultimately save money and be in better shape, with more predictable and reliable service

Greg: We do have a map of the different areas hanging up.

Ben: It's also on the web page

Carl: I have several different maps. If anyone needs that I can send it to you.

Ben: I ran into Wayne (from Fire Trail Rd). They are putting gravel down on fire trail. Their community raised that money. Might be possible to cover Freezeland to Rocky Spring.

Carl: We spent \$5k several years ago to pitch in.

Ben: VDGIF I thought was supposed to be helping with that. There was a truck for GR Thompson parked at Freezeland.

Joe: I talked to Wayne a month ago. The State has absolved themselves of any responsibility. The majority of those are short term rentals.

Carl: There's no POA. We have donated in the past

Ben: It's something to consider

Joe: We would need to.

Carl: Last time we just did light resurfacing pothole repair and it still cost 5k.

Joe: If you need help, let me know.

Walt: Maybe County can help us with gravel. Trying to be more progressive with the sanitary district.

Greg: Yes, we are all purchasing and competing for the same services.

Carl: We've used the same outfit for 20 years and they apparently honors the historic prices.

Jackie: Will they help with Fire Trail?

Joe: It's a State Road.

Mike: When I became treasurer I was told we get the same price as the County.

Walt: I just want to make sure you are.

### **Item Recreation/Lake:**

Greg: The Beach sand was delivered. The trees were cleared up and the Port-o-potty is there.

Sean: We are putting in gravel

Ben: A lot of people were missing BMPOA passes. Would it be better to do a permanent pass with pvd and a QR code and then do replacement cards on a case by case basis?

Jim: This year the County was hacked and didn't give us the correct data.

Mike: Where ever you get your tax bill is where we send it. We had to use an old roster. We tried to figure it out with several computer savvy people and none of those worked out.

Jim: Hence the increase in traffic wondering where their passes are located. Ben sees it. I answer within 8 hours and I get it mailed out within 24 hours.

Ben: I can verify the traffic.

Jackie: How much does this cost?

Ben: What I'm looking at so far is just a free app I downloaded to my phone.

Jim: The other challenge is we are always working on an exception list. With QR Code I can see more confrontation with the guard.

Ben: I think it will save time and effort with a permanent pass.

Joe: It will at least save time with the mailing every year.

Ben: We can put in a validation system.

Bev: Can it also tell how many visit?

Ben: yes, it could relay how many visit through the QR Code. And I think it will improve security.

Jackie: So what do you think the cost will be?

Ben: I think for the PVC cards for 400 passes it would be \$1500-\$2k.

Joe: Then only on a case by case basis. How much are we spending now?

Jim: It costs about \$400/yr

Joe: So we would break even in four or five years.

Mike: Also if you don't have your card, the guard will ask the address and get the road name and know if you can be here.

Greg: This is a great discussion for next year.

Ben: But is it something we should look into?

Greg: Yes, we don't want to just let it go and be in the same spot next year.

Ben: I will look into it further then.

Jim: Even with less than current data, I've had maybe 3 dozen exceptions.

Ben: Yes, it hasn't been many.

Greg. Okay look into the cost and bring it up again for next year.

**Item Recreation/Lodge:**

Greg: We have a break in the wedding window in July. It might be a good time to do maintenance like electric, touch up paint.

Dan: What about constant electric to the well.

Greg: I'm open to all quick turn around projects.

Jackie: I think we need to pump the septic.

Greg: Yes. We will need to get these projects done. Maybe look at the 5yr plan Missy did and see where we stand and revise it.

**Motion to Authorize the Recreation Subcommittee to get painters and electricians here**

Dan: so \$50k over how many years?

Mike: Divided over five years.

Joe: What do we charge for a wedding?

Mike: It's now \$2500

Joe: That is dirt cheap.

Greg: So many people are booked so far in advance we will be increasing the price.

Joe: What's the profit?

Greg: Roughly \$1500

Dan: Part of the situation is this lodge needs wedding maintenance.

Greg: It's maintenance we require anyway.

Dan: And the guests pay a clean up fee too?

Greg : Yes.

Jackie: The thing is it's just like anything, like a car. If you don't use it, it falls apart.

Dan: Except it's just booked out to forever.

Mike: We just told you it's not.

Greg: It used to be the lodge was in terrible disarray and we were able to restore it. We began using it as a wedding location and now have \$53k because of that.

Joe: We are only making 50%. We could do better. If we are renting it out 35 weeks/yr. Then we are putting money into maintenance.

Carl: Actually the structure of the building is what really needs the maintenance and weddings are not the cause of that.

Mike: If you charge more money they will want more. Look at the holes in the decking, mismatched dishes...

Senie: Is there anything in our contracts that says we can raise the costs?

Greg: We are not interested in renegeing on our contracts. There is an incremental increase in cost. If this isn't okay with property owners I'm glad to have that conversation.

Joe: If you book now for 2023, what rate will you charge?

Greg: We would charge the 2023 rate.

Jackie: People are also paying extra to bring in the AC.

Greg: The idea that weddings pay for it to be open all the time would be nice. But we really don't want the liability. We are doing the best we can.

Dan: Did the cost of not allowing the use of the building ever occur to anyone?

Jackie: The cost of a member using it is drastically different.

Greg: This entire building is actually a liability. If the County ever fails to give us access to our money, we are stuck with it. Whatever we need to do needs to be sustainable.

Senie: My father is a master electrician and he can help us. How do I get access to the Lodge as a POA member?

Greg: There's a lodge coordinator. You can go through the webpage.

Jackie: If you have a gathering you have to pay the cleaning fee.

Greg: Yes, people say they will clean it but it's not to the standards of a cleaning crew.

Joe: It's safe to say it needs to be self sustainable. We need to make a list of what we need to get done to make it sustainable and vote on it.

Greg: That can be done at the annual meeting.

Jim: Let's take Missy's 5 year plan and redo it.

Greg: We have most of the list already.

Jim: We do have a priority list.

Joe: Is there someone on the Board to act as a Business Manager?

Greg: No, We welcome anyone from the community to help.

Joe: It would be wise to track it.

Greg: Mike does track the money. Every nickel. We vote on everything.

Dan: Do you have any way for residents to look on a calendar to see what's going on in the lodge?

Ben: Best way to find out is lodge coordinator.

Joe: A public calendar would be useful.

Senie: If the calendar isn't easily done, a pop-up window would be great on the website to just scroll.

Ben - That's not a bad idea. But it would be better through the coordinator.

Joe- Yes, to just say what days are open or if something is going on.

**New Item:  
Discussion**

Jim: Prior to COVID we were asked to make a donation to the County for swingset and the bus stop. There are still just two swings. What's happening?

Mike: Actually we asked what they were going to put in and further information. They never responded so we didn't write a check.

**New Item:  
Discussion**

Dan: Why didn't we hand out meeting minutes?

Greg: We only do that at the annual meeting in August.

Joe: They are available on the website.

Dan: They used to be handed out.

Greg: Only at the annual meeting but you can see them on the website.

**New Item:  
Discussion**

Bev: We need to get more cameras, SD Cards and batteries to keep track of the vandalism.

Carl: How many do we have?

Bev: 4

Dan: Have we even caught anyone?

Jackie: yes.

Dan: What happened?

Jackie: Well one time they were arrested.

Sean: And we call the sheriff and the property owner gets a visit. It's usually kids and that pretty much settles it?

Dan: When?

Jackie 10 years ago we caught someone and they went to jail.

Dan: So we only caught one person in 10 years?

Jackie: No.

Greg: Let's have the vote. What's your motion?

Bev: To get more cameras, SD Cards and Batteries for \$250.

**Action: Sean seconds. motion is approved, Carl is the only vote against. ).**

**New Item:**

**Discussion**

Walt: The County is looking for someone to get involved with getting broadband. We really need volunteers.

**Unfinished Business:****Discussion**

Just a reminder to everyone we are recruiting Board members. We really need to help on the Board and with all committees. Senie will be running for secretary.