

BMPOA Monthly Meeting Minutes March:

Minutes recorded by: Kelly Ludke

Board Members Present: Mike Veasey, Carl Herz, Jonathan Morrison, Sean Pond, Jim Critcher, Jim Cook, David Cook

Members: Walt Mabe, Taffy, Bev Pond, Jackie Veasey, Dan Zeman, Toni Magro

Called to Order: 6:00 PM

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. No questions/comments.

Item: Roads Report

Discussion: Carl - -

Roads Report:

The winter has been difficult with the thaw and freeze cycles, and with frozen precip on the ground for the entire month of Feb. Several emergency repairs were needed. The aprons of Pee Wee and Black Walnut where meets state road (Blue Mountain Rd) were affected by chemical usage runoff from the state road and were softened and required repairs. In the future there are road surface products that may offer us a permanent and rigid apron at these spots. We will likely run some experiments within the next couple years to determine efficacy. Pee Wee and many others showed weak road beds in places, these issues and locations are noted. Little Indian Rd required the most repair due to a compounded issue of poor drainage and chemical usage. The resident admittedly used road salt, and after much brouhaha, the resident is now aware that chemical usage is prohibited on any BMPOA road. The resident claimed no prior knowledge of this rule and it is this chair's position that without enshrining this statute in the by-laws or restrictive covenants, a Facebook or Webpage notice does not constitute a formal prescription or prohibition; additionally, the drainage issues were insufficiently controlled by the road conditions and maintenance which is ultimately mine, and the committee's responsibility. Now that the road has been repaired, the resident and the committee have informally reached an agreement whereas in the specific case of Little Indian where the road right of way intersects the building, we will observe Warren County's lot setback requirements and observe a fifty-foot setback from the front of this house, meaning we will assume responsibility for Little Indian to that point, ensuring drainage from the road is maintained and adequately diverted. I am still determining the proper way to enact and record this agreement, if possible, as this issue will likely return to the table in the future. Cost of Little Indian repairs totaled **\$1,430 for labor and about \$2,400 for gravel: Almost \$4,000.**

Looking ahead we are currently engaged in ditch and culvert clearing after fall and winter's heavy deadfall accumulation and our generous applications of grit which are clogging ditches all

over. As our team moves through performing this work, they are also equipped to fill the egregious potholes. Once spring's rains set in and do their work, we intend to have a plan in place to apply and (for the first time ever) attempt proper compaction using a heavy roller, reshaping (crowning) and rebuilding several road beds throughout the association that consistently have issues due to the lack of a proper bed. This work will be scheduled appropriately and be included in a budget and cyclical implementation plan for road improvements over the next several years. The idea is to build a program that details all preventive and scheduled maintenance needs that can then be put out for contract. This will allow us to budget more carefully and schedule most maintenance during seasonally advantageous periods. The repair work and emergency service will remain in-house and billed hourly, under authorization, direction and supervision of the committee.

The roads page on the website continues to be a great assistance in reporting issues, as owners self-report issues or concerns. This reduces the time needed to volunteer to drive around everywhere taking notes, which I still do frequently. There have recently been some colorful conversations on public and private Facebook pages concerning our roads, and the committee strongly recommends that the only proper response to any public or private comment is to have them bring their concerns directly to the committee by using the appropriate channel, and to please solicit input or response from the committee when a public note or response is warranted.

REC has herbicide application scheduled for Area 1 and 2 for next year (2022), and we are still developing a strategy to preclude any use of herbicide or chemical vegetation control within the geographical confines of BMPOA. This seems likely to result in additional expense to BMSD, as we may need to provide our own system of mechanical brush control in the prescribed areas and frequencies.

If any of this business excites you, I'd encourage any who can tangibly contribute to any of these efforts and who isn't afraid to wear some boots and get muddy, to join the committee.

Deer Lake Dam Project Report:

The public notices were run and we garnered three quotes from qualified engineering firms which we are now evaluating. Currently there are only two members on the committee for this project and we both feel strongly that we need a third during this selection process. Members will need to become aware of/familiar with Virginia Dept. Conservation Resources' requirements for dam safety and operational requirements, and to assist in evaluating and selecting proposals and keeping the project moving forward as we are currently in enforcement after years of non-compliance. I can provide a brief history of the project off-line, and the committee needs to meet ASAP for quote selection. We are also needing to immediately move ahead with removing and backfilling all remaining stumps behind the dam which is required by state impoundment regulations. This contractor MUST have commercial general liability insurance as it will require heavy equipment operation in sensitive areas.

Lodge Issues: Apparently the April weddings are cancelling again, which allows us another rare opportunity to address maintenance needs at the lodge.

-The retaining wall and loading dock is in worse shape than ever and I've run a public notice for a turnkey solution to fixing it as it will surely become a severe liability for the association and anyone involved with the operation of the lodge. With agreement from the board, we should also post this notice on BMPOA Property Owners page in case of in-house talent.

-There are numerous maintenance items requiring attention before the season begins:

- Floor painting
- Touch-up/painting in the main bathrooms around the toilets
- May want to consider repainting the walls and ceilings downstairs entirely- the last paint job that was poorly and incompletely performed really shows. Additionally, the ballroom and foyer could really use new coats on window frames, posts and trims, and walls/ceilings. The kitchen requires more planning: there are very many failing drywall panels and joints.
- Door threshold and sweep missing under the basement door
- Benches are gouging drywall in lower bathrooms – need chair rail backer trim installed and painted in those bench nooks
- We need to find a commercial electrician and plumber to provide regular and emergency service for us, there are several small electrical repairs currently needed, and there are usually plumbing problems that show up during each year. A public notice could be issued to solicit for all of these types of contractors, but will require a great deal of time to meet and counsel, or seek specific proposals for any particular job.

Item: Architectural Review

Discussion:

Jim had a request from a developer to use a container home. The ARC wants input from the Board before going forward. They look like metal shipping containers. Board discusses how it doesn't meet our covenants to go with the mountain look. Mike and Jackie have already done research on it and there is concern about the environmental impact as well as property values

declining. Board discusses how this would set a precedent moving forward. Without anything more detailed from the developer we have to vote on what we have.

Action: Unanimous vote to decline the developer to use a container home.

Item: Spring Mailing

Discussion: Jim needs help with the Spring Mailing. Maybe we need to set a date and everyone helps. Could we do it after the next meeting? - No clear answer, just that everyone is willing to help out.

New Item: Recreation Area

Discussion :

Jonathan: We need to get an idea of where the parking area will be located. Do we need to get 3 bids on the project then bring it to April Meeting?

Jim Cook: We don't need to advertise because we are using BMPOA funds.

Walter: If it's more than 10K square feet you will need a land use permit; and show erosion control.

Jonathan: Definitely won't be 10K

Jim Cook: At most somewhere near 1K

Jonathan: It's modeled after the GR Thompson

David: For bigger gatherings we could open the gates. We could even gravel that area.

New Item: Chipping

Discussion:

Jim Cook We will be doing the chipping in late April/ early May. Possibly use it to fill the mud hole.

Action:

Everyone agrees to chipping April/May timeframe.

New Item: BMPOA Adopt a Road

Discussion:

Jim Cook: It looks like BMPOA adopted two portions of BMR six years ago and we haven't been doing the job. We can spend \$300. We need to get trash bags and trash pickers. We also need to set a date to do the clean up and possibly set up a day to possibly clean up our private roads as well.

Action:

Unanimously agree we can use money to purchase the trash pickers.

New Item: Official way to Contact BMPOA

Discussion:

Jim Cook We need to make sure everyone knows the way to communicate with the BMPOA Board members is through our website BMPOA.org and NOT through our FB page. The FB page is only to chat amongst BMPOA members.

Action:

Bev will post again on FB page this information.

New Item: Recreation Guard/Sand

Discussion:

Jim Cook: Mike is going to get the contract for the guard.

Mike: Will also get the sand for the beach area.

Jim Cook: Get with me first we might not need as much sand.

New Item: REC Spraying

Discussion:

Should individuals call or BMPOA. As a POA we cannot say No to spraying all of BMPOA areas, however we can on areas that are not owned by individuals. We could take this job over and control brush ourselves.

New Item: BMPOA Members Concerns

David Zeman:

- Introduced the idea of having a dog park
 - * Carl: Dog parks are a huge liability - we've looked into it before. Its a great idea though.
- Concerned about open cistern on Bloodroot that needs to be covered, could be a danger to kids or pets.
 - * David : Will check it out and fix it.
- Toni received a notice about signage on her property from the Board. It seems others signage is allowed but hers was not allowed. We are not following covenants across the board, just picking certain people to "cite."
 - * Jim Cook: We don't stalk property but when a complaint is lodged we investigate.

Adjourned: 7:25 PM