

BMPOA Monthly Meeting Minutes 03/09/2020

Minutes recorded by Carl Herz

Board members present: Greg Young, Jonathan Morrison, Mike Veasey, Carl Herz, Sean Pond, Jim Critcher

Members present: Jackie Veasey, Sandy Flynn, Bev Pond

Called to order 6:04PM

Sarah Vernier sent last months' minutes out via email for approval, Jim Critcher moves for approval and Carl Herz seconds. Approved.

Financial Report, Mike Veasey: Mike Veasey had emailed the report prior to the meeting, and briefly goes through the numbers: ~\$183k in BMSD funds, ~\$63k in reserve, ~\$246k total funds. BMPOA funds at ~\$52k. No further discussion.

Roads Report, Carl Herz: Currently running standby mode with no major initiatives or maintenance activities outside of light maintenance. No winter issues as of late, and the improvement project for Fire Trail Rd from Blue Mountain Road to Rocky Springs seems to have worked well, with the repairs completed promptly and within budget. There are still complaints on the larger stones in the road, with multiple board members claiming tire damage in the past from the large, sharp stones. Carl Herz will discuss this with Brian Shebish and will request they not be used at all beginning immediately and until further notice.

Recreation Report, Jon Morrison: Jonathan asks Sandy Flynn (a lodge venue manager) when the first event is: April 17th. Jonathan will enable the water at the lodge by then. They then go on to briefly discuss how they will communicate together to coordinate as the water may need to be shut off again afterwards, but this is unlikely. Sean Pond inquires about exterior deck lighting for the lodge. Jonathan Morrison suggests that an LED rope light secured around the deck railing would be a good idea. Sandy Flynn brings up that the lodge is booked every weekend through November for 2020. Sandy Flynn then briefly summarizes the number and type of events that are booked for 2020 season. Jonathan Morrison then inquires about the revenue generated from these events should be used for lodge improvements, Greg Young agrees and reiterates that these funds are for just that sort of thing. Jon Morrison and Mike Veasey bring up the beach sand replenishment, and they briefly discuss past precedent for getting this done. Expect a motion to purchase and distribute more beach sand in the coming months. Greg Young brings up the recreation area and the boulder barriers- there is one section that needs additional boulders as dirtbikes are fitting between the spaces. Sean and Bev Pond reiterate that they have been

observing evidence of off-road vehicles continuing to access this area from the lower parking lot. Carl Herz will solicit another bid from Country Casual Landscaping (who constructed our other gate and boulder lines) to add more boulders and construct a second gate to be installed at the lower parking area (used for 4th of July celebration or other large events). Sean Pond asks if anyone believes the 4th of July Fireworks will continue this year. While there is no certainty, it appears unlikely at this point. Greg Young invites Sandy Flynn to talk about bridal party seating: Sandy Flynn states that there is a need for exterior benches or seating that can be used by the event parties, so that the ones inside don't get moved and left outside. Jon Morrison says that security is an issue, as past exterior furniture has "disappeared." Mike Veasey suggests informing the event party that they may provide their own seating for outside, whatever they choose, such is the case for most of the events. There is a brief discussion about a refundable security deposit to cover such things, in addition to the reservation deposit. There is consensus that before investing in furniture that will likely require maintenance or periodic replacement, that a security deposit be collected in the future, beginning with 2022 season as the procedures and contracts until then have already been developed. Sandy Flynn also states the need to get a credit card reader. This will be a responsibility of the venue managers, and not the BMPOA directors.

Greg Young: Although Jim Cook isn't here tonight, he asked to bring up chipping of deadfall. The contractor is available mid-April and we'd like to continue this operation. Mike Veasey moves to approve \$7,500 (same as previous) for chipping of deadfall in mid-April. Sean Pond seconds and the motion is approved. Bev Pond will make the announcements on Facebook, and Ben Hutchinson will add a message on the website. Greg Young brings up the standing dead Ash trees at the lodge. There are between 5 and 10 that may pose a danger to parked cars or other property. He suggests that we gather bids for this. Jim Cook will approach the chipping contractor (also a tree service) for this, and Carl Herz suggests that he can also produce a bid from another tree service he recently engaged privately. Greg Young will develop an email process to approve the Ash tree removal once bids are gathered so as to move on this issue swiftly.

Jim Critcher inquires about the real estate for sale adjacent to the lodge property. Carl Herz summarizes that at last discussion, we decided that if there wasn't any objection from the auditor (Mike Veasey says there isn't), that an attorney be consulted regarding the legal nature of proposed transaction as well as the county zoning dept to see if the lot in question could be readily consolidated into the lodge's lot. If these conditions are met, it is suggested that with a unanimous vote the board will move to approve a low bid on the property, to be determined. Greg Young suggests that BMPOA funds would be used for this, while BMSD funds will be used for Ash Tree removal. Mike Veasey agrees. This topic of the real estate will be picked back up next month.

Bev Pond suggests that after the recreation area is secured with another gate and some boulders, that we host another community cleanup day. There is broad agreement for this. There is some discussion on the condition of the tennis courts and what future improvements might look like. Carl Herz reiterates some points from past discussions, and there's clearly a need to develop a plan and schedule for proposed improvement activities.

Jim Critcher inquires about the Dam overflow replacement/spillway project. Carl Herz will reach out to Jim McManaway for a handoff/passdown of this information, and will attempt to get some traction under this important topic.

Greg Young returns the conversation to the lodge and event bookings/management. Sandy Flynn and Beth Herz were jointly selected by committee to fill Missy McManaway's role as lodge coordinator, effective immediately, as Missy is stepping down and cannot manage the 2020 events. Sandy and Beth will sign contracts with the board for 2020 with a reduced fee, then contract again for each year after, at normal fee rates, starting in 2021 as previously agreed upon. Also, there will be made provisions for BMPOA member-events with a \$300 rental fee and more streamlined processes/procedures. Bev Pond suggests there should be a checklist for walkthrough inspections pre- and post-event, to be signed by the management and the event party representatives. Sandy Flynn agrees, and Greg Young suggests that new contractual and procedural elements (such as security deposits, walkthrough checklists, etc) are being developed for implementation starting for the 2022 season and beyond. Both Beth Herz and Sandy Flynn are currently developing these systems.

Jim Critcher brings up the proposed rule revisions for Deer Lake that were penned by Mike Veasey and emailed for discussion. These rule revisions specifically address issues like dogs on the beach, fishing at the beach, and loud/offensive music/behavior. Also that a homeowner "sponsor" must be present for any single gathering, and that this adult member also be present at all times for events for children under 18 years of age. After a brief discussion, Jim Critcher moves to adopt the rule updates as written in Mike Veasey's email. The motion is seconded by Sean Pond and approved without objection.

Greg Young asks for new business.

Jackie Veasey asks if there is an update on the issue of the radio towers on private property. Greg Young informs that the issue is currently being pursued by the county and involvement from BMPOA at this time isn't required.

Adjourned 6:57PM.