

BMPOA Monthly Meeting Minutes: December 2021

Minutes recorded by Senie Byrne, Board Secretary

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

Membership Present: Bev Pond, Dan Zeman, Billy Orndorff, Lorne Cooper, Marc Nelson, Jackie Veasey, Brian Shebish.

Guests Present: No guests were present

Meeting was called to order at 6:02pm by 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, but some needed more time to review them as they were sent out a little later than usual. Therefore, the board moved to the next item of discussion with intent to revisit minutes later on.
- The board revisited the minutes for November at 6:31pm and motioned to approve at such time.
- **Motion by the Board:** Carl Herz motions to approve the meeting minutes for November 2021. Jim Cook seconds the motion, all board members that were present agreed in favor of motion. {**Motion Approved**}

FINANCIALS:

- Upon discussion of minutes, Greg then calls on Mike, the board treasurer to go over the financial reports.
- Before Mike began reading from his reports, he told all those present that we remain in good position financially and the major expenses this month were for the roads and audit. He adds there is no income this month.
- Mike then reads aloud from his reports. **The detailed reports he reads from are available online on the BMPOA website. Any member may also contact the treasurer (Mike Veasey) directly to see the financials and or ask any questions pertaining to them.**
- Expenses this period were \$10,391.
- Major expense item breakdowns this month were: \$3600 for the audit and \$6418 for roads maintenance and gravel
- Mike adds that all other expenses were routine
- Mike says for our BMSD funds, we currently have \$118,565 in checking and \$63,755 in a CD for total assets of \$182,321.
- Mike then moves on to Our BMPOA specific financials. There is \$59,500 in our checking account currently. Income this fiscal year is \$7201, expenses this year are \$15,846, with a balance of \$50,856 in checking account.
- Of the expenses, \$2951 would have formerly been paid by the Sanitary District, \$12,895 is unique to BMPOA or Weddings.

- Major/unique expenses this past month include a \$250 donation to the Linden Fire Department, \$650 lodge cleaning, \$1710 maintenance (\$150 exterminating, \$1460 septic pumping and installation of risers, \$100 emergency mowing for an event), \$1250 for wedding advertising, and \$4100 wedding coordinator compensation. All other expenses were routine.
- Mike asks if there are any questions. No one asked questions so the board moves onto the next item of discussion.

ROADS:

- Carl opens roads report by telling all present we are “All stocked for winter and ready to go.” That all gravel already in all areas.
- Carl mentions that there has been light maintenance in all areas, ditching culvert clean outs, etc. As they were making sure all things were ready for winter.
- Per last month, Carl mentioned road work would be done to Pee Wee and as of this month, the work has already begun to repair the road.
- Carl mentioned the ongoing erosion issue on Mt Oriole from the last month. Per the request by Greg and the Board, Carl determined, there was 12K spent on repairing the road prior to the damage being caused by the builder. But that after checking the road, it should only cost an additional \$200-\$300 to repair. However, there is no solution for the long term at this point. As the continued water (rainfall, snow etc.) will pose a problem.
- Carl didn’t know where the county was at with contacting the builder and or revoking the permit as requested by Greg and the board previously.
- Walt was not at the meeting but told the board he (walt) will reach out to Carl.
- The response from the county, per Walt, is this is POA responsibility not the county. However, Walt will be asking they (warren county) reconsider their position on the matter with Mt. Oriole Lane.
- Jim adds that his daughter knows the new owner and that it might be another avenue to get the issue resolved.
- Greg adds that we need to have the county response in writing and that he is going to reach out to get that.
- Carl adds he looks forward to hearing from Walt and hopefully getting this matter resolved with the county.
- Carl informs the board again of the challenges for permanent solution regarding this and there will be problems in the future. Carl reminds board that the county does issue clearing permit. And believes it exceeds the square footage allowed and doesn’t see how the county doesn’t think they are responsible.
- Carl suggests to the board that we make a formal request that they return their lower property to foliage, to prevent future erosion.
- Carl then moves on to thanking a member present. He says, “Thank you to Brian for coming tonight and for all his help.” Carl informs all that Brian is back on the mountain and will be scraping.
- A member then says they have a question about a road issue; Members Lorne and Billy both ask about the ‘Wild Cherry Road’ issue and begin an open discussion about it aloud. They state, “it looks like someone scraped it”, says Lorne. Then “it is close to my home, and I want it left alone”, Billie says. Board member David Cook tries to reassure both members and to clarify the area of work being done is not on anyone’s property, and that the road is too narrow and that we (BMPOA) have to widen it. He adds that widening it is what’s best for the mountain and our community. David informs them power poles are at the end of the road, and REC must have access to them and right

now they only have certain access to the areas. David clarifies that there is dirt there, there is no erosion. The members are visibly unhappy and begin a loud debate with David over condition of the road, why the work is being done etc.

- Brian Shebish says aloud that he agrees with homeowners but there is an easement that is 15-20ft off the road.
- Carl then speaks up (to stop the back and forth and out of turn yelling by the members as David tried to address their concerns calmly) and Carl says *"Well this verifies clearly we can all agree we don't want to clear more of the road/area than we need too. And if we don't keep it clean the county will come do it and spray as well. Which no one wants."* David again tells members that they (POA) are working on this and trying to do it as fast as they can. Lorne states that it's not green right now and again back and forth starts about the opinion of the current state it's in. Carl says aloud, *"I will drive by and look at it myself as the Roads Chairman and make the determination of how it looks and take care of it moving forward."* That ended the debate.
- Nothing further came up regarding the roads.
- Carl reminds everyone to please utilize the BMPOA website to report any issues etc. Greg adds that is the best way to get things taken care of.

RECREATION:

- Jonathan was not in attendance at the meeting. Greg states that as far as he is aware there isn't really anything to update anyway.

THE DAM:

- Carl begins update regarding our dam; We got our emergency preparedness plan and is filed with state and county. we expect no issues and should make us good with this year. still fine-tuning ground hog plan. Carl asks Dan for anything to add.
- Dan then says he thinks the groundhogs are gone and that the area is ready to fill.
- Greg says septic tanks were pumped and risers were added to make pumping easier in the future.
- Carl says we need to beautify the area now that we did the risers. He suggests maybe rock scaping, certain planting, and or maybe use similar bushes from out front of lodge.
- Carl says regardless of what we do, we need to come up with a plan prior to next season.
- That the area will require we plant boulders also so the area is easily seen and will help make sure the septic can't be driven over.

There were no other committee reports for this meeting.

CONTINUING BUSINESS:

- Greg states we continue to have multiple complaints about 4044 BMR regarding trash. He adds that he and Carl spoke with renters, and they apologized. Renters said they would get right on it. However, Greg says at this time to his knowledge, there has been no improvement.
- Greg mentions he will send the document Jim Cook drafted regarding the committees and the board will then vote on it at the next meeting.

- Tower house owner lost case and appealed it to the VA state appeals court. They also had an additional antenna on roof. Walt informed the board he filed an appeal and that it starts the clock all over again and gives him more time.
- Jim to order lumber for mailboxes and Greg will assist with the BMR mailboxes and Carl says maybe Brian can help with it. Jim says wants to concrete it and do it right. Carl says we need a 4-inch pad that's 24 inches wide. Greg, Jim will come up with exacts and find time to do it given weather conditions. It will be relocated to Little Indian instead of BMR. Via a turn off and Brian will go look at it to help Jim complete it.

NEW BUSINESS:

- Greg mentions the conditional use permit request submitted to board (board received in email). Greg reminds the board that the new owners have been to meetings and the yard looks great. He adds that the closest neighbors to be affected are across the street and there is not any noise disruption to neighbors.
- Greg asks if the Board is ready to vote on permit and board members agree they are.
- **Motion by the Board.** Jim Cook motions to approve their conditional use permit. David Cook seconds the motion. All board members present are in favor of motion. **{Motion Approved}**
- Mike says that the audit came back and he has all documents. There were no deficiencies and there were no corrective actions needed. Mike said the auditor mentioned he thinks we should have 3 people to approve, sign and manage payments. However, if we don't it isn't a big issue or problem.
- Mike recommends we leave tax rate as it is currently for the upcoming 2022 year (*0.24 cents on the \$1.00 per value, \$65.00 a lot*) and the board agreed. There were no issues with that.
- There was no further comments or questions from anyone present.
- Greg then adjourns meeting at 6:30pm. However, he immediately remembers we forget about minutes approval for November.
- Greg calls meeting back to order at 6:31pm.
- **Motion by the Board.** Carl Herz motions to approve minutes for November. Jim Cook seconds the motion. All board members in favor of motion. **{Motion Approved}** (*this is also noted in the section 'Meeting Minutes' at the top of pg. 1*)
- Greg calls meeting to end again at 6:33pm

Meeting adjourned 6:33pm.