

BMPOA Monthly Meeting Minutes: July 2022

Minutes recorded by Senie Byrne, Board Secretary

Board Members Present: Greg Young, Jonathan Morrison, Mike Veasey, David Cook, Senie Byrne

Board Members Absent: Carl Herz, Jim Critcher

Membership Present: See Attached Sign in sheet for reference.

Guests Present: Walt Mabe, Taffy Mabe.

Meeting was held up by President Greg until Jonathan showed as we did not have quorum. Meeting was called to order at 6:12pm 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.

- **Secretary tells all in attendance the meeting will be recorded and now is the time to leave if they do not wish to be recorded. Meetings are recorded for minute taking purposes.**
- Greg calls meeting to order and Recognizes Mike Veasey, Chair of the Nominating Committee who nominates Patrick Patton to replace Sean Pond as a Director at Large. his was done as the first order of business so that Patrick could participate fully in the meeting as a sitting member. The nomination was seconded by Greg Young and the vote was 4 to 1 in favor of approving Patrick Patton. Senie Byrne voted no.
- Then Joey Giordano speaks up and begins reading the bylaws aloud. He states it says per our bylaws, the position is not to be just appointed but must be ratified at the next annual meeting.
- Greg responds and says how the bylaws are ambiguous but then agrees. Greg then says to clarify, he (Patrick Patton) will be running un-opposed at the annual election.

MEETING MINUTES:

- May meetings approval of minutes then is mentioned after the board member appointment.
- David's motions to approve minutes Greg seconds. All approved. Motion approved.
- ***May minutes were being approved at this meeting as there was no meeting in June***

FINANCIALS:

- Mike goes over his monthly treasurer report. He explains the difference in BMPOA and Sanitary District (BMSD) funds due to new members present at meeting.
Directly taken from Mike's email that he reads aloud during the meeting include:

BMSD

- we have \$71,623 in checking and \$63,756 in reserves for total assets of \$135,379
- there was no income this reporting period although one of the two major disbursements from the county is due this month
- \$22,420 in expenses this month includes:
 - \$100 for web site maintenance
 - \$988 for insurance
 - \$149 for lake maintenance
 - \$580 for mowing
 - \$11,170 for stone for roads
 - \$2,963 labor for roads
 - \$6,470 for lake security

BMPOA

- began the FY with \$59,501
- revenue in during this FY \$23,444 (\$22,800 from weddings)
- expenses this FY \$32,348
- \$50,597 in checking
- \$32,348 expenses include
 - \$1100 Association Social Event
 - \$76 Bank Charges
 - \$1305 Electric
 - \$250 Gift
 - \$500 Halloween Party
 - \$3430 Lodge Cleaning
 - \$7151 Lodge Maintenance
 - \$100 Refund of Deposit
 - \$2060 Security (Comcast Internet)
 - \$1331 Supplies
 - \$1250 Wedding Advertising
 - \$10,816 Wedding Compensation
 - \$2980 Uncategorized (bounced check, etc.)

FYI --- the bounced check noted above was recouped by the Lodge Coordinator and those funds have been deposited.

Of the \$32,348 in expenses, \$20,502 is unique to BMPOA operations and weddings while \$11,846 were formerly paid by the sanitary district. (To raise that \$11,846 would require an almost three cent increase in the sanitary district assessment.) As always, let me know if you have any questions or concerns. Mike

- *No one from the membership had questions about the financials at this time.*

ROADS:

- Carl was not present at meeting but sent in an update via email. Greg states Senie will include the email he sent in its entirety into the minutes for this month.
- The exact email text sent to the board is included below:

All,

After some slow weeks due to vacations and mechanical issues, we're back on track responding to issues and currently focused on area 3, namely some heavy grading and ditching improvements on Henry Way and Buck Rd. We've had to fix some driveways because the heavy rains of the late spring and early summer filled some shallow ditches and flooded over, causing ruts and significant erosion down some driveways. We normally aren't in this business but when it's such an egregious failure of our roadway drainage I feel it's a proper courtesy. Our road crews will make note of these spots and continue to be vigilant against their future failures, as well as more proactively respond to the visual signs of ditches filling up with loose gravel but before they overflow and cause ruts. In the future, we will need to become better at recovering and reusing the significant volume of gravel that can get washed into the ditches (angle blade behind a larger tractor is required). We will also need to consider removing several very large old growth trees in certain spots that prevent us from building a proper ditch along the road.

The lodge roof repairs were performed, and I looked after them, they appear proper and thorough. No signs of leaks on the ceiling or floors during yesterday's heavy rains. Mike, the final invoice will arrive to our PO box soon, and should be \$2,106, please consider this approved unless there is objection or need for more information, which I can respond to next weekend.

I'll be off the mountain until Friday so David can fill in during my absence if there's any urgent matter.

Thanks, you all,

Carl

RECREATION:

- Greg tells those present that there was an emergency repair needed on the lodge roof. He explains also that the well fuses blew, and how he fixed that.
- Nothing new to add from Jonathan at this time.

NOMINATING COMMITTEE:

- Mike Veasey begins to go over details regarding the annual meeting coming up next month. He tells all in attendance how the election will be by acclamation since everyone is running unopposed. He states that Joseph Giordano is running for President, Himself (Mike Veasey) is running for treasurer, David Cook for current Director, Patrick Poole is running for 1st Vice President. He then adds that Patrick Patton is running for vacant Director seat (Sean Pond's former position).

- Mike then explains that, in accordance with the by-laws, the President, Treasurer, 2d Vice President, and one Director (David Cook) are up for election for two year terms since they normally get elected in even years. However, the 1st VP position (vacant) and the other Director position (now encumbered by Patrick Patton) are up for election for one year terms since their normal term of duty expires in odd years.

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OLD/UNFINISHED BUSINESS AND OPEN FORUM:

- A member in attendance had a question: Patrick Poole asked about anyone with a tractor with forks. He states he is assisting Jim Cook with the moving of mailboxes.
- David Cook then states the work should be finished before the annual meeting.
- Member Toni Margo then says to everyone how she has seen it and so far, it looks good.
- She states she has seen the framing. Per the member, it is partially on her property.
- Member Patrick Patton then asks about his wood road signs. Patrick speaks to the membership in attendance and the board about the signs he makes and shows his sample road sign for Cliff Road and talks about how he will stain it, and this is just an example that is not yet completed.
- Board member Jonathan Morrison speaks up and offers all kinds of wood downstairs that Patrick Patton can use; he says he has plenty to share.
- Greg then says to Patrick Patton to talk with Jonathan about free wood and bring this up next month at the meeting and make sure he has an estimate for cost and then the board will be able to vote on it.
- Member Janet Davis then asks why we are using the signs? She states how there are already the signs in place.
- Greg then explains why we (BMPOA) may be considering the use of the wood signs. He states it is for nostalgia purposes only.
- Member Billy Orndorff then says Cliff rd. and Chipmunk sign is down. David Cook said he spent 15 minutes today and put it back up. Greg then says that VDOT owns all signs and that they are responsible for it.
- Greg then states again that the board would need to vote on whether or not to do it (pay for the wood signs) and whether to pay for it. Greg says we will do this/discuss this at the annual meeting.
- Member Liz Owens asks about air B&Bs and the voting guidelines etc. She wants to know what to do about it. Greg says the board votes on it and maybe she should work with a board member to address her concerns.

- Greg goes over conditional use permits and that Warren County does that. Greg speaks to Walt and says Walt can answer questions.
- Walt says as easily as its generated it can be revoked, by the county.
- Greg also mentions the Virginia Supreme Court decisions on conditional use permits and private property rights and they have been pretty clear on it.
- Walt says there are 13 coming up on the 19th for the county to decide on, aka pending. Walt says there might be 1 in BMPOA though. He also adds there is no guidelines/ no written rule to deny them. As long as it meets the guidelines Virginia made. Walt says ultimately, he needs to know if we have issue with it.
- Member Janet Davis says Blue Mountain POA, and the county have some say, she says Walt has said that before. She restates that he (Walt Mabe) has backed her on it at 2 of the previous meetings.
- Walt Mabe then says he is not denying it, but that there is no sticking point to deny them (anyone seeking to use their home as an Air B&B) if they meet the guidelines.
- Hot tub heaven for instance was grandfathered in and didn't have to be approved. Guidelines means state guidelines. Walt says the county will supplement state guidelines because the state says they can.
- Greg then tells Janet and Walt Mabe to consider taking their conversation outside as the board needs to move on to other things.
- Greg then states the annual meeting is coming up, mentions the potluck at 12noon, meeting at 1pm.
- Senie then raises hand to ask question about maybe doing the food different this year.
- Senie suggests an idea about providing food for annual meeting by the BMPOA Board.
- Greg then asks about amount and who will be the fiduciary of such funds? David Cook then says that he would help facilitate this and be the one with the funds and or do a reimbursement.
- Senie & David both then motion to use non sanitary district funds in an amount not to exceed \$200, Mike Veasey then seconds the motion, all present approved. **Motion Approved**
- Morgan, member asks if we are doing any improvements to the lodge, to make it more modern of the times, etc.

- David says yes, we do want to make it nicer. He adds some are thinking of maybe trying to get an estimate for HVAC, etc.
- Greg then says the board determined previously that the benefit of HVAC didn't justify the expense. He says loading dock is main priority.
- Jonathan then says the building is inefficient due to the times it was built, no insulation or too little, lead paint, Jonathan tested it etc.
- Morgan shares her ideas about the lodge and mentions she use to do weddings and events. She mentions using epoxy on floor vs painting it every year but then Jonathan begins speaking how the lodge is very old and the ideas sound good but would cost money and may not make sense when comparing cost to benefit
- Jonathan then continues to go over more and more details of items such as the HVAC system, windows, all the painting, etc. he says all the work he has done to try and maintain it. He is discussing this directly with Morgan during the meeting.
- Dan asks about what we can do about the birds dying by flying into the windows, Jonathan asks that he keep in mind about the expense to replace windows. He also asks if the lodge is going to be used as a lodge or a wedding venue, etc.
- Jonathan speaks and says on how it, the lodge, used to make no money etc.as it was in horrible condition.
- Jonathan then details his experience since he has been here and all the repairs he has done and how he is a carpenter who specializes in restoration. David agrees previously before they rented it for weddings, they got no additional money from it.
- Janet asks about the lodge rates, and if you're a homeowner is there a difference. Senie answers her questions and also says she may email Beth directly via the website for further information about the lodge rentals.
- Donna mentions a feedback box, for the weddings. Ask Beth about a feedback form. Brian Elder asks about volunteering, to help regarding repairs for the lodge.
- Erika asks about the meeting flow and says how it seems they are more transactional and not much discussion. Asks if we could maybe change that some?
- Senie mentions she's been trying to capture member emails if we need them for a vote if the covenants get re-written for voting approval.
- Joey reads bylaws about the covenants, needing 10% of property owners, 30days notice for such and the board will need to call a special meeting. He suggests everyone should review them as the covenants are old and we have a need for changing the rules.
- Greg speaks of sub committees. Separate from the board. Particularly with covenants. Greg speaks about how the committees work etc.

- Patrick Patton mentions a draft he saw from years ago. It didn't end up working out he added.
- The board decides to bring up committees at the annual, referencing their discussion of it before in previous meetings this year.
- Greg and Senie agree to look for covenants draft (to see if anyone they can email has a copy).
- Greg states to our (the board's) knowledge, the bylaws and covenants that are currently on the website are the correct, most up to date ones.
- Open forum is still going on amongst fellow members, there is lots of talking about lots of things.

Meeting adjourned at 6:56pm By Greg Young