

BMPOA Monthly Board Meeting Minutes: June 10, 2024

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 1st Vice President Harry Davis, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – David Cook, Carl Herz, Garrett McNamara, Erica Santana

Board Members Absent: Directors at Large 2nd Vice President Jonathan Morrison,

Guests: None

Total Number of Membership and Guests Present: - 8 Board Members, 8 Members, 0 Guests

Items of discussion: President Introduction, April 2024 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

President Call to Order/Opening Remarks

The President opened the meeting at 6:01pm welcoming everyone. He had no opening remarks and asked the secretary to provide information on the May 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that the May meeting minutes were reviewed and agreed upon by all Board members via email, then made a motion that, in lieu of reading the entire minutes, a vote for approval/disapproval happen. The motion was seconded and the May 2024 meeting minutes were approved.

Nominating Committee Report (Treasurer Mike Veasey)

The nominating committee will post an announcement on the BMPOA website and the Facebook page announcing that the window for nominations from the community at large for Treasurer (incumbent Mike Veasey) and Director (incumbent David Cook) is open through June 30. After that, the window will close, the nominating committee will consider all nominees and formulate a recommended slate of officers. If the process results in any contested positions, proxy ballots will be mailed to members and ballots counted at the annual meeting.

Financial Report (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for May 2024. All reports are in the 'Board' section of <https://bmpoa.org>.

BMSD

--- There was \$9692 income this period. (\$6667 sanitary district fees; \$2500 road impact fee; \$525 Hot Tub Heaven donation)

--- Expenses of \$18,887 (\$100 website maintenance, \$27 postage, \$383 printing, \$5584 lake and dam maintenance, \$660 mowing, \$3137 stone purchase, \$4440 road maintenance; \$4556 lake security)

--- Checkbook balance \$102,859 reserve CD \$64,386, total available funds \$167,245)

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BMPOA

--- Income this period \$3300 (weddings)

--- Expenses this period \$8833 (\$163 electric, \$920 lodge cleaning, \$1524 lodge maintenance supplies, \$207 internet, \$3100 wedding compensation, \$500 marketing compensation, \$270 appreciation gift for Matlock, \$2148 lodge maintenance)

--- Checkbook balance \$34,288

Upon completion of his report, he asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

Roads Report (Carl Herz)

Carl provided the following: June Road Committee report: Last month replaced a very large damaged culvert across Rocky Spring at Rocky Boulder, which seemed to have gone well. Adjacent roads were all touched up at that time. Now the focus is in area 3, all of the roads have been cleared and ditched, now we will be regrading and applying new road bed to a significant portion of area 3 roads.

Meanwhile other maintenance as needed is planned to continue throughout all other areas.

There are several missing road signs throughout the association, I have a list going but if anyone notices any please don't hesitate to let me know.

No update on any VDOT issue submissions, including reflectors on state route 638 which was discussed last month. I'll follow up soon.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder): WAITING ON MORGAN's REPORT
- **Deer Park Recreation Area:** Chairperson Garrett McNamara said there was nothing to report.

Lodge Repair Committee Report (Morgan Fox Elder)

WAITING ON MORGAN's REPORT.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting however she asked Carl to provide the following: 2 listings were recently taken off the market, and 3 new listings have been identified. Six listings in the association total at the moment being monitored.

Architectural Review Committee (Jim Critcher)

Jim informed us the issue with a contractor and real-estate agent (Ken Evans of REMAX) building on 139 Chipmunk with light blue vinyl siding had been resolved. The only other ARC request was for adding a deck to a member's house. The member wanted to be sure they weren't violating BMPOA covenants and provided the installation information which was approved.

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Covenants Enforcement Committee (Billy Orndorff)

Billy Could not attend. There was no report.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Magro):
 - o We had 241 home owners & their guests visit the lake as of 6/9.
 - o 18 cars turned away - No pass, and 9 turn around cars.
 - o Two 4 wheelers turned away & 3 dogs turned away due to it being a weekend.
 - o 1 life ring was stolen.
 - o We implemented a new rule of no glass at lake, dam, rec area.
 - o Water heater has been removed from top of the creek, which has been there for a number of years.
 - o Robinson beach sign has been repainted & will be put up soon.
 - o Dam sign has been upgraded with rocks relocated from beachside to cover the cement that was showing & lavender planted behind the sign.
- **Dam Maintenance** (Carl Herz): Carl informed us that all is good with the dam. A member asked about the weeds on the dam and Carl stated he had discussed this with the engineer who recommended leaving them there during the growing season, then cut them down in late fall.

OLD/FOLLOW-UP BUSINESS

“Watch for Pedestrians” Sign (Carl Herz): Carl is still working on this. No update. This will continue in every Old Business/Follow-Up Business until resolved.

NEW BUSINESS

- Request for Additional Rule to ‘BMPOA Policies for Lake’ (Toni Magro)
 - o Toni had asked that a No Glass Allowed’ rule be added to the current lake policies. This was unanimously agreed and approved by all who attend the meeting. The third sign is in the works to state the rules of Deer Lake & replacing the large sign (already removed).
- Request to Replace the Porta Potty with a handicap porta potty to accommodate all homeowners & their guests.
 - o This was approved via Board email and is scheduled to take place this week (June 10-14).
- Rental Property Owner Annual Fee Discussion (Erica Santana)
 - o Erica proposed adding a fee to short-term rental (STR) owners as she feels some STR guests are not taking care of properties, causing loud noise, and leaving the recreation

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areas in disarray. After a more than 20-minute discussion that included charging STRs twice for owning property in the BMSD. President Critcher provided the concern that opening up inquires and interest on these fees could ultimately cause concern with the insurance company resulting in BMPOA not being able to get insurance at all and closing all community area usage. He is not in favor of requiring any home owners who rent their properties to pay both the BMSD dues and a Short-Term Lodging Usage fee. However, he informed Erica that, if she still felt this was an option, she must chair a committee to accumulate imperial data that shows the additional burden STRs are contributing to BMPOA members (degrading, defacing and bringing loss of value to the BMPOA members. She should also provide the recommended fee amount. In reference to insurance concerns about short-term guests in BMPOA community areas, a member pointed out that the lake's policy sign includes the statement "Swim At Your Own Risk". To assist Erica in here data search, a decision was made to add a column or columns to the Security Guard Entry Checklist identifying the person/people requesting lake entrance are BMPOA members or short-term renters of a member's property. Erica and Mike will work on what needs to be added. This must include the owner's address and guest's name at a minimum. It could include a column titled 'Short Term Rental'.

- Limiting Lodge Rental Discussion (Erica Santana)
 - o Erica proposed limiting Lodge usage from outside BMPOA to allow members more access to the lodge. She feels members are losing the opportunity to see the beautiful sunsets on evenings (especially Friday evenings) when the lodge is rented to outsiders for weddings etc. A long discussion continued which included Morgan providing the listing of the number of members that actually requested to book the lodge over the last five years (2020 through 2024). The yearly average was 4 BMPOA member requests. She also Margan had recently provided a survey request to all members asking what they would like to have happen at the lodge that would be sponsored by BMPOA. It also included Director Dave Cook reminding everyone that over the last year he chaired the committee on 'Lodge Usage Guidelines' that resulted in publication of the document named the same. The rules require a BMPOA member to sponsor and manage the event personally.

Public Comment (3-minute Limit each) (Secretary Patrick Patton)

The only member requesting time was Dan Zeeman. Dan asked about BMPOA Rental usage. 1st Vice President Harry Davis explained the BMPOA Covenants. Most of the information he provided is in Article IV Protective Covenants and Restrictions section I - General Covenants and Restrictions of our covenants. Dan then asked about giving an individual that is not a BMPOA owner his recreation pass to allow them access to the lake/recreation area. Jim Critcher said that an owner may do this and must know that any issues caused by the guest are the total responsibility of the owner who provided their recreation pass. Dan then asked if the Board could revoke a member's recreation pass. Jim said yes. This is referenced in the Blue Mountain Subdivision Declaration of Protective

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Covenants, Conditions & Restrictions, Article IV, Protective Covenants and Restrictions, section 1 paragraph 18 that provides actions the Board can take if there is a violation of the covenants. All actions are toward the property owner not the guest. Dan thanked the Board and closed the issues.

Meeting Adjournment (President Critcher)

President Critcher moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:22pm.