

BMPOA Monthly Meeting Minutes: March 2022

Minutes recorded by Senie Byrne, Board Secretary

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

Membership Present: Bev Pond, Dan Zeman, Jackie Veasey, Erica Santana, Laura Brady, Jason, Ghazarian.

Guests Present: Walt Mabe, Taffy Mabe.

Meeting was called to order at 6:01pm 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 for February to see if anyone needed more time to review. All agreed to move to approve them.
- Motion by the Board: Greg asks for motion to approve the meeting minutes for February 2022. David Cook makes the motion, Mike Veasey seconds the motion, all board members that were present agreed in favor of motion. **{Motion Approved}**

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.
- Mike says for our BMSD funds, we currently have \$153,916 in checking and \$63,756 in reserve, totaling \$217,672.
- Income for BMSD for this month were: \$225 (owner made gravel payment).
- Expenses for BMSD for this month were: \$4704 (roads cost \$2764, snow operations cost \$1560, and all other expenses were routine.) **Detailed financial reports and records are available from Mike upon request*.*
- Mike then moves on BMPOA funds. There is currently \$55,167 in the checking.
- BMPOA income for this fiscal year was \$12,617. Expenses for this fiscal year were \$16,951.
- From the expenses this fiscal year, \$12,533 were unique to wedding/BMPOA operations and \$4398 were expenses formerly paid by the sanitary district funds.
- Mike concluded his reporting and asked if there were any questions. There were no questions. **Detailed financial reports and records are available from Mike upon request*.*

ROADS:

- Carl opens roads report by telling all present "The roads are what they are per the weather currently. There is not supposed to be any more significant snow, thankfully, as we have spent enough".
- Carl mentions that ditch and other roads repairs are currently going on. Major road repairs will begin when weather is permitting.
- Laura Brady then speaks up to ask a question regarding the roads. She asks about paving projects, cost sharing etc. and mentioned it on the BMPOA Facebook page. Greg adds that we might do more repair to Old Log. Laura is on tranquil and tells Greg that would work for them.
- Carl then continues the conversation regarding the paving by informing Laura of who the Board uses for the community/BMPOA roads. Carl also adds that it is on our agenda to complete resurfacing for

several roads like Cliff, Allegheny, etc. Carl said he specifically would ask R&J if they could complete the work. He will reach out to them and let membership know if we can get a discount but that we would have to notify everyone.

- Carl explains we typically get 3 estimates for road work for BMPOA roads. He also agrees we can put the paving information on the BMPOA Facebook as well as our website, so everyone has access to the information.
- Senie asks questions regarding the road she lives on erosion damage and about neighbors who continually aren't complying with the no salting on BMPOA roads request as well as neighbors who continue to park on shared roads.
- Carl asks Senie to email him the specifics.
- Carl then moves to current logging issue in regard to our private roads. Jim adds that he, David and Carl have met with the individuals, and they did not know what the rules and regulations were. (They own 85 acres outside of BMPOA that is being logged and they were using BMPOA roads without permission to do so).
- Jim has additional information about the logging and use of our roads. Jim says the 85 acres are land locked and the only way to get to them is from Goldfinch Way. It appears to have an easement (firetrail). These 85 acres are in Warren County but not in BMPOA. It is a family property, for recreation purposes only (what we have been told) and will not be a permanent logging situation. They are using the small, shorter logging trucks and have been really cooperative. They halted the logging as soon as they were made aware of the issue. BMPOA has proposed to Jason and his father that there be some type of compensation for using our roads and any repairs needed for their use.
- Jim adds that way the conversation and act has been left at this time is there is no agreement to any set number of compensation and that it is for the board to decide a number we are comfortable with. With Carl having final say as he is the one who handles our roads. {They were exiting on Mockingbird, unable to access Rocky Spring).
- Mike adds it is a troublesome area already for our road, a very difficult road agreed by Jim and he adds we have a few of these roads. Jim mentioned having a welcome packet for all new owners (as previously mentioned) to avoid such issues in the future.
- Jason Ghazarian then asks to address the board/ speak. Jason says the logging will stop in about 30 days, but they have currently stopped due to weather, weight of road and at request of the board. Jason thinks they only need about 21 more days but needs to talk with logger to confirm. They do not wish to do this yearly (The Ghazarian family) and the land is zoned as a tree farm.
- Jackie Veasey mentions aloud that it is not their egress (does not belong to the Ghazarian's).
- Mike Veasey adds he is fearful of what future implications there may be. I.e., selling of the land, making the land residential, and then somehow forcing goldfinch way allow public use. Mike does think we should allow them to complete their operation and then close that road completely to prevent further access. He reminds Jason that the county should be able to tell them how to get to their property. Mike does not think we should allow logging trucks on our roads ongoingly most especially due to insurance not being involved.
- Mike also adds there is an unimproved road that their family (Ghazarian's) already own on Reid Rd.
- Jason then adds it was their initial plan to use that but due to water and erosion they could not and that will be going to the county to find the easement.
- Mike offers to give them a lawyer's information for how to go about this.
- Greg says he appreciates their behavior and cooperation. Greg adds moving forward there will be no future deal even if one is reached for this specific incident and that before anything further is done,

they must come before the board and get permission. Meaning before anything additionally is ever done. That also not only applies to them but to anyone else who owns the land. Greg continues that it would be very tough to get additional permission for another time. Greg offers that we can sign a MOU and or contract for temporary use and would not preclude them or any new owner to readdress.

- Mike then asks for them to get us a “no later than” date and if it goes beyond that, please let us know right away.
- Jim says that we could do a ‘projected date’.
- Greg motions to authorize roads chairman and subcommittee to enter into negotiations with the Ghazarian family and draw up an MOU or contract of some sort that documents all. Senie sections the motion. All board members present are in favor. **{Motion Approved}**
- Carl then asks for volunteers. Mike and Jim offer to help draft it and work with Carl on it.
- Topics then change to final roads items.
- Carl mentioned BMPOA will be adding stickers to the 10mph signs to include our community website. Greg motions for approval of stickers, Jim seconds the motion. All board members present are in favor. **{Motion Approved}**.

RECREATION:

- There is no update at this time as per the weather.

THE DAM & THE LODGE:

- Carl begins update regarding improvements we've made. BMPOA had risers installed though it has proven helpful, it is not a cosmetically appealing and we do rent the facility for use. He adds we also need to keep people from driving on our septic field etc.
- Carl has received 1 bid back after putting out 3 requests for costs. Carl then read from the email he sent the board regarding this. In this email contained his proposal summary. Carl also had a printout and drawing for anyone who wished to see it.
- **Proposal Summary:**-Needs some volunteer labor to complete project before the deadline of first weekend in May due to our need for rapid scheduling and their current availability limitations. (I am happy to pitch in, as would my wife, and I'm certain there will be others) This will be edging the area and removing sod prior to the date of the planting.-Also requires us to provide mulch and topsoil (road crew can assist with this), as well as the rocks we will use can be sourced from the lodge property. -On the date of the plantings we will need some more volunteers to assist with spreading mulch.-See the attached proposal from Metamorphosis Landscapes for the itemized list and costs of what they will do and provide.-Proposal will cost us around \$2,000 and requires an \$800 deposit to secure the plants/shrubs to be ready by planting day.-Planting day will likely be April 23rd or 30th, volunteer day needs to be sometime prior. Rain or shine.
- Carl then proposes the board select this business and to pay their \$800 deposit required immediately to secure plants and materials needed.
- Carl motions to approve the \$2165 up to an additional \$150 to provide drinks and food for everyone who helps. Jim seconds the motion. Board present was all in favor. **{Motion Approved}**
- There was some member concern about disruption of wildlife and or creatures in their habitats.
- Carl then vows to replace any wildlife with something similar to go in place of land disturbance. Carl also said he will happily take donations for this project.

UNFINISHED BUSINESS:

- Senie brings up the moving of mailboxes status on Little Indian and others, (see previous minutes for more details). Board will look into the others: Woodthrush Way, Black Walnut, Trillium etc.
- Dan asks about electrical in lodge. Carl advises that the electrician is supposed to come out soon. *This is also mentioned in the February meeting minutes*
- Erica asks about reminding community to keep areas clear for EMS. Greg offers to help by adding something in the newsletter and asks her to get something written up and forwarded to him for this purpose. Jackie suggests she put it on the Blue Mountain Facebooks page.
- There were no other agenda items to discuss, and no one had any questions.
- Greg calls meeting to end again at 6:33pm

Meeting adjourned 6:33pm.