

BMPOA Monthly Meeting Minutes: November 2021

Minutes recorded by Senie Byrne, Board Secretary

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

Membership Present: Bev Pond, Dan Zeman, Kris Collins Nelson, Marc Nelson, Jackie Veasey.

Guests Present: Walt Mabe, Taffy Whittington 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.

Greg opened the meeting with speaking of the passing of Jim McManaway -- Colonel, United States Marine Corps, former Warren County Supervisor, long time President of Blue Mountain Property Owners Association, and just all-around great man who dedicated his life to the service of others. Greg informed everyone that His funeral will be on Wednesday, 23 February 2022 at 1 PM at Arlington National Cemetery. A Catholic Mass will precede the funeral at 10 AM at St James Church, Falls Church, VA. Greg as well as other members of the board extended their condolences to his wife Missy and shared how much he will be missed.

MEETING MINUTES:

- Once Greg called the meeting to order, **Motion by the Board:** David Cook motions to approve the meeting minutes for October 2021. Mike Veasey seconds the motion, all board members present were in favor. {**Motion Approved**}

FINANCIALS:

- Upon approval of the minutes, Greg then calls on Mike, the board treasurer to go over his financial reports.
- Before Mike began reading from his reports, he told all those present how we are in good shape financially for the winter ahead.
- 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.**
- *Our BMSD (Blue Mountain Sanitation District) has \$128,958 in checking and \$63,756 in a reserve CD for total assets of \$182,321.*
- Mike states the income from this month was \$5535 from the county for Sanitary District Fees.
- Expenses this period were \$672 (\$200 database, \$17 postage, \$455 road maintenance).
- Mike says of the \$100,000 designated for the dam and lake, \$82,340 remains (that money is included in the \$128,958 in checking) so if it were to be spent at once, we would have \$46,618 available for normal operating expenses.
- Mike then moves on to Our BMPOA specific financials. There is \$59,294 in our checking account currently. Income this fiscal year is \$7200, expenses this year are \$7407.
- Of the \$7407 in expenses, \$6584 were in direct support of wedding operations, administration, or social event contributions and \$822 was for bills that used to be paid for by the sanitary district (security, electric, maintenance supplies).
- Mike asks if there are any questions. No one asked questions so the board moves onto the next item of discussion.

ROADS:

- Carl Herz starts the roads report by informing those in attendance that crews are out clearing ditches, adding gravel etc. to prepare for the winter ahead. They will also have piles ready for winter covered with tarps.
- Carl informs membership that over wintertime they will be working on repair strategies for various roads/zones as they did for zone 4 (woodthrush way/Mt. Oriole).
- Carl specifically mentions Pee Wee being bad and that the crews will be begin working there first.
- Senie brought up the issue with erosion on Mt. Oriole Lane in regard to her neighbor's driveway being damaged. (Larry Solinsky).
- Greg says we (the board) needs to tell the county a number regarding cost to correct damage done by builder and to get a number from Mr. Solinsky for fixing his driveway.
- Greg then asks Carl to come up with a number to correct the erosion issue caused by builder and that it must be handled before builder is done. Greg also instructs the county via Walt Mabe, to suspend the builders permit until the builder has made BMPOA whole for the road's costs.
- **Greg sent this to Walt in an email as well and all board members were copied*.*
- There were no questions from board or membership presented so we moved on to new item.

RECREATION:

- Jonathan was not in attendance at the meeting. Therefore, there was no update given.

THE DAM:

- Carl begins update regarding our dam; the engineer inspection is being done and will be the last one required for 6 years now that we have operation certificate from the state.
- The engineer is still working on emergency plan, for deer lake. Once completed that will be the end of services by the engineer. Carl will handle all move forward.
- Carl continues on that there will be a log for inspection reports to include things like adding lights, and others as needed. This sheet/log will be for documentation/our records to include any additional items that come up or need to be inspected as responsible dam owners.
- Carl adds we still need to decide how to replace or repair spillway. There were no further updates on roads and no questions.
- The board moved onto the next item of discussion.

Lodge:

- The board then moved on to talking about maintenance that needed to be done at the lodge.
- Jackie Veasey asks question about sockets and would winter be a good time for repairs.
- Greg says he will speak with Beth (our lodge coordinator) to find out about vetting an electrical inspection and list of supplies. As well as getting the rate/quote and choosing a professional who is licensed, insured, and bonded.
- Some items mentioned that need attention from a previous list by Beth were Junction boxes under ball room, plywood with rusted nails etc.

- Greg then motions regarding repairs ***Motion by the Board:*** Greg motions to approve up to \$1000 to hire licensed, insured, and bonded electrician to write up estimate on recommendations and present proposal to board for future vote. Senie Byrne seconds the motion; all board members present were in favor. **{Motion Approved}**

Continuing Business:

- Greg and the board discuss the septic tank at the lodge. ***Motion by the Board:*** Greg motions to allow lodge coordinator and or himself to hire a reputable company to pump the septic system, at the cost of up to \$1000 Senie Byrne seconds the motion; all board members present were in favor. **{Motion Approved}**
- Mike Veasey informs all the audit has been sent off to the auditor and should have results in the next month. Should also have tax rate next month and he will present it at the meeting for December pending he has all the information by then.
- An issue was brought to the board's attention regarding a rental home on Chipmunk with renters who are not removing their trash. The county has also been involved and sent them (property owner a letter). Greg and Carl are going to knock on door of property and try to speak with the renters. As they believe trying to deal with it face to face is best. If that doesn't bear fruit, then the POA will send letter than it's the owners problem and now a POA issue and that the owner will be responsible for whatever clean up costs there are. County has already sent this letter.
- Greg will send letter as POA President and copy Walt (our BOS rep) as well as the county.
- Mike Veasey suggest we hire a lawyer for these issues instead of just send letters as we have been patient with them. Greg agrees but says he thinks it's a waste of POA money if it is not guaranteed to work.
- Walt addresses board regarding update on tower issue with resident: this case is currently in enforcement with the county and to his knowledge the homeowner has did not make an appeal or submit a back up claim.
- Greg asks for Walt to keep us posted regarding the issue.
- Greg then mentions that Jim Cook has drafted a document: a committees list. Greg will email document to the board.
- Senie brings up that a resident has reached out to her for mail issues and homeowner wanted her to bring up at meeting. Homeowner wondered if Walt was able to help with this. Walt confirms he is unable to help with issues regarding the USPS.
- Greg suggest Senie tell the homeowner to reach out to Ben Cline for assistance. Senie acknowledges and will tell homeowner as well as contact him herself too.
- The board still needs to move boxes from BMR to Little River. Greg says they simply need to get power tools and time together to complete. That they will get this done soon.
- There were no further questions or comments from the board or membership.

Greg Adjourns the meeting at 6:34pm.