

# BMPOA Monthly Meeting Minutes: October 2021

*Minutes recorded by Senie Byrne, Board Secretary*

**Board Members Present:** Greg Young, Jonathan Morrison, Mike Veasey, Carl Herz, Senie Byrne, Jim Cook, Jim Critcher, Ben Hutchinson.

**Membership Present:** Bev Pond, Dan Zeman, Billy Orndorff, Joey Giordano, Kris Collins Nelson, Marc Nelson, Jackie Veasey, Cathy Jo Cook, 2 new homeowners (179 Cliff rd.)

**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.

## MEETING MINUTES:

- Once Greg called the meeting to order, ***Motion by the Board:*** Senie motions to approve the meeting minutes for September 2021. Jim Cook 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.
- Mike 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 \$124,097 in checking (of which \$82,340 is dedicated to the potential dam requirements) and \$63,755 in a reserve CD for total assets of \$187,853.*
- Mike states there was no income this month and expenses of \$12,869 (the major expenses were \$10,749 for insurance which was \$9878 last year and \$2000 for the spillway study).Mike adds that the insurance goes up about \$900 a year
- Mike mentions he expects getting a check from the county in November but that it will be a small one.
- Mike then moves on to Our BMPOA specific financials. There is \$60,997 in our checking account currently. Income this year us \$6500, expenses this year are \$5003
- Of the \$5003 in expenses, \$4539 is unique to the lodge operations or BMPOA events and \$464 are expenses that would formerly have been paid by the Sanitary District funds.
- The \$4539 in lodge/BMPOA expenses are \$3339 in compensation, \$1100 party advance (Fall event), and \$100 refund.
- The \$464 in expenses are for electricity and internet services.
- 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 and says like last month, the roads are pretty quiet.
- Carl informs membership that zones 1,2,3 are getting ditching done to prepare for winter. As well as topping off sand, gravel, etc.
- He mentions there are small projects planned in area/zone 3 such as building up the road, ditch help etc. All of that should occur before next month. Nothing major.
- There were no questions asked so the board moves to next item of discussion.

## **RECREATION:**

- Jonathan gives update on work he's done regarding recreation.
- Work done includes woodpecker repair on railings, repainted handicap ramp, put in new door stops and thresholds. He mentions the work done is helping with bugs in basement.
- There was nothing further to add and no questions, so the board moved onto the next item of discussion.

## **THE DAM:**

- Carl gives update regarding our dam; they (Carl and committee) are still working on emergency action plan.
- They will be applying for grants in the next couple of months to help with costs.
- Mike Veasey asks how much of the \$83,000 we have set aside for the Dam would we likely spend. Carl answers that at this time he is not sure, and it will depend on the spillway. Carl then adds due to aging, it will require maintenance and replacement over the years.
- There were no further updates on roads and no questions.
- The board moved onto the next item of discussion.

## **Committees:**

- Greg mentions the mailbox bank for Little Indian residents and says the POA is trying to get it moved from Blue Mountain Road to Little Indian. That we physically just need to move it at this point.
- Kris Nelson gives update on cluster mailboxes issue in zone 4. She has taken pictures, spoken with the county etc., but there is no resolution. Postmaster has not been responsive despite the attempts Kris has made to contact her regarding this issue. As the postmaster is who chose placement of cluster boxes on Freezeland Rd. Boxes are not actually on Woodthrush Way.
- Greg agrees that mailbox cluster should be relocated for safety purposes and says to let the board get the other mailboxes moved/completed and then they will focus on the Woodthrush Way/Freezeland road cluster boxes (zone 4).
- Walt Mabe adds to the mailbox conversation stating that he's had good luck with carriers helping to get things done in the past instead of trying to work with the postmaster.

### **Old and New Business items:**

- Walt then informs the board that an owner at Trillium Trail has submitted for approval of an Air B&B.
- Greg asks the board if all are aware of the referenced address wanting approval and if they are ready to vote on the item or not.
- All board members respond to Greg acknowledging they are aware of request and ready to vote on this item.

***Motion by the Board:*** Greg motions to approve Trillium trail owner request for Air B&B. Jonathan seconds. All board members were in favor. **{Motion Approved}**

- Walt then continues to next item update regarding the homeowner and the tower issue. Walt informs the board that they won in regard to him not doing business there until Oct. 23<sup>rd</sup>, 2021. That this became effective Sept. 23<sup>rd</sup>, 2021. The homeowner said he did not plan to appeal this decision. That is what he told Walt.
- The homeowner will be submitting for a conditional use permit for the area where blue mountain road turns to Freezeland rd., and the county will ask specifically what he wants the permit for. Walt explains to the board if the permit were to be approved, the homeowner could then put up what he'd like as long as it is per what is on his permit application.
- Greg then states that what homeowner is trying to do is in violation with the bylaws. Walt tells Greg and the board that they should attend the board of supervisors meeting as a united board for or against the permit. If they cannot attend, they should draft a letter to be read at said meeting on where they stand in regard to the issuing of the permit.
- Greg tells Walt as a board we are united in that the tower violates the covenants of our POA, (it is a violation to own and operate a business) and that the only resolution we want is the tower completely removed. The homeowner has lied to not only the POA but the county. Walt adds the county is trying to get the issue corrected.
- Mike Veasey mentions The Linden Fire and rescue station to the board and asks about a donation.

***Motion by the Board:*** Mike motions that we make a \$250 donation Linden Fire and Rescue. Carl seconds the motion. All board members were in favor. **{Motion Approved}**

- Homeowners from 179 raise their hand and introduce themselves to the board and membership present. They ask the board the process about using their home as an Air B&B. Greg tells them about the county process to get a conditional use permit, which is required, He informs them that mostly the board approves them, and it generally depends on being good neighbors.
- Greg also informs new homeowners that how close they are in lot size to their new home and that it potentially could be an issue for his neighbor's. Greg says the board tries very hard to not have issues so if the neighbors become upset about the request for the air B&B then that would be a challenge. Homeowners state they don't want to be a nuisance to anyone.
- Greg tells them to send the board what they have as well as sending it to warren county.
- Other homeowners speak up to welcome new family, offer their help and support too.
- Jim Cook adds that he has an item of New Business to discuss regarding the trunk or treat. He wants the board to donate money (\$400-\$500) to Christina (who puts on the trunk or treat together). As Jim says if we can pay for an adult only fall event, then we should contribute to this.

- Jim explains it will allow her to purchase some lighting and other décor for the event. He adds the event will be taking place at the High Top lot off Freezeland rd.

***Motion by the Board:*** Greg motions for approval of donating money to Christina's trunk event. Jim seconds the motion. All board members are in favor. **{Motion Approved}**

There were no other business items to discuss. The board then asked if there were questions and or items the membership wanted to discuss.

**Open discussion:**

- There are no other items to discuss by board members, so Greg asks if anyone has any questions.
- Carl then brings up wood chipping and we should decide on do we want it done. He adds perhaps it would be best to do in the springtime.
- Jonathan agrees with Carl about wood chipping, and they state we will do the chipping in March.
- Walt mentions food drive/giveaway that was done last month at Freezeland park. He said it wasn't as successful as they would have liked but that they will continue to do once each month.
- Jackie Veasey offers to take anyone food who is homebound and asks if anyone knows of anyone who might need help.
- Jim and Walt both encourage everyone there to reach out to whom they know and tell them about food drive.
- Mike Veasey adds aloud that everyone should take a basket of food as there is an overabundance and food banks are full. He tells everyone to please go get some food and maybe that will reduce costs so families can spend less on food and more on Christmas.
- Walt tells then adds they have about 13 turkeys waiting to be given away to those that need them.
- Greg encourages membership to attend fall event put on by POA and asks if there is anything else. [No spoke up]

**Greg Adjourns the meeting at 6:34pm.**