

BMPOA Monthly Board Meeting Minutes: October 10, 2022

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Joe Giordano, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton Directors - Carl Herz,

Board Members Absent: 1st Vice President Jim Critcher, Director At Large David Cook

Total Number of Membership Present: 22 - 16 Members, 5 Board Members

Guests Present: Walt Mabe (Warren County Board of Supervisors Representative for the Shenandoah District)

Items of discussion: President Introduction, Previous Month Meeting minutes, financials, roads, recreation, the dam, committee updates, any old or new business and any membership questions/open forum discussion.

President Call to Order/Opening Remarks

President Giordano (Joe) opened the meeting at 6pm informing everyone the meeting is being recorded and, when speaking, to please say your name so Patrick knows for the minutes. Following the Agenda, Joe enforced the rule of no alcohol during any meetings. Before and after are alright. He then asked for the Nominating Report from Chairman Mike Veasey.

Nominating Committee Report - Secretary and 2 Directors (Mike Veasey)

Mike informed us that Patrick Patton volunteered to be the Board Secretary. As he is unopposed Mike nominated him, Joe seconded and the vote was unanimous. Next Mike informed us there are now 2 vacancies because previous Directors Jim Critcher and Patrick Patton now have new positions. This information was provided on the BMPOA Facebook page and 3 members requested consideration. The Nominating Committee requested each to submit a statement telling the nominating committee a little bit about themselves, their qualifications, why they want to be on the board, length of time in BMPOA, and anything else they'd like to submit for consideration. After reviewing the requests, the Nominating Committee determined Erica Santana and Harry Davis were the best to fill the two empty board positions. As such, Mike nominated each and the Board unanimously approved their appointments. Kris Nelson had Harry on the phone (due to his COVID status) and let him know he was elected. He thanked everyone. Mike said he will notify Erica as she is out of town on business. Mike informed us these positions will be 'ratified' at the 2023 Annual Meeting. Referring to 'ratification' please know that, as these appointments were needed after the 2022 Annual Meeting in August, IAW BMPOA Bylaws As Amended August 19, 2012, Article III – Board Of Officers and Directors, Section 3.3, Vacancies, all persons elected by the Board to fill vacancies shall be included in the slate of candidates for election at the next annual meeting.

Financial Report (Treasurer Mike Veasey)

The BMPOA Treasurer, Mike Veasey, open the report asking anyone interested in seeing a detailed report can contact him any time. He then presented the Treasurer's Report for October 2022. BMSD beginning balance was \$131,220.91. There was no income this period. Expenses totaled \$19,794.47. This included: Administration - \$11,035.10 (\$10,996 insurance policy {\$247 increase over last year} and \$39.10 postage {mail the audit and buy stamps}); Maintenance - \$991.51 (lake \$419.51 for trash pickup and portable toilet, \$580 mowing); Roads \$7759.86 (\$3349.86 stone, \$4410 labor). The total funds in our checking account is \$111,426.44. Our Reserve CD value is \$63,879.77. This brings our Total Available Assets in BMSD to \$175,306.21 He continued with our BMPOA account. The beginning balance this FY was \$63,617.79. Total income this FY is \$500. Total Expenses as of October this FY are \$3384.84 (\$2740 unique to weddings, \$644.84 formerly paid by Sanitary District). These expenses included: Electric - \$165.50; Lodge Cleaning - \$1640; Security/Internet - \$387.82; Supplies (maintenance) - \$91.52; Wedding Compensation - \$1100. This leaves us with \$60,732.95 remaining in our Checking Account.

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Recreation Reports (Chairman Jonathan Morrison)

- **Lodge:** 2nd Vice President Jonathan Morrison informed us that our Lodge Coordinator, Beth Herz, notified the Board of an issue at the Lodge on September 26th related to security and damage to the front lawn area by an unknown perpetrator. David Cook and Carl Herz repaired the area. Jonathan's main concern is that the security cameras had problems possibly caused by a power outage and did not record the incident. He recommended installing a UPS (Uninterruptible Power Supply) and a newer security camera system to hopefully prevent this in the future. The conversation continued, with numerous recommendations. Resolution is provided in the Public Safety Committee Chairman Appointment later in these minutes.
 - o Patrick Patton asked if the Lodge will still be available after it is shutdown in early November. Jonathan said yes and stated the Lodge Coordinator can provide access if requested and inform them that the water inside the Lodge is shutoff so there is no restroom usage allowed. He then stated they winterize the Pump House building and isolate that one room keeping it heated and leave the Tap in the Pump House on so those needing drinking water for their houses have access. This ensures the pipes don't freeze. Dan Zeman mentioned that a few years ago the entire well froze and he replaced the well cover. He said there is heat tape on the pipes but there is no cord connected. Jonathan explained that he discovered the well pipes weren't frozen, it was the well pump tap that was frozen. He appreciated Dan putting a cover on the well, and the heat tape was good for a while but hasn't worked for many years. After discovering the real problem at the pump tap, they insulated the pump room and installed a baseboard heater with thermostat keeping the temperature at 75 degrees. Dan recommended if the well freezes again we put in new heat tape and connect it. Jonathan agreed. Carl informed us that if a permanent electrical supply is needed to the well crown box there is a power line that is no longer used that can be connected. That would require one of our power lines being reconnected. This would also provide power for one of our outdoor lights by the door that has not been working for quite some time. Jonathan provided another option of putting a 110v outlet in the pump house using the connection powering the electric heater. This would allow heat tape to be run from that outlet if necessary.
- **Deer Park Recreation Area:** Chairman Dan Zeman provided a status on the repairs being done to what we call Area 2 (the lower tennis court). This is included in the "Deer Park Recreation Area Sub-Committee Renovation Proposal" (Attachment 1 at the end of these meeting minutes). He explained the funding request for repairing Area 2 and requested \$500. President Giordano made a motion to allot \$500 for Phase 1 of Dan's project to restore the recreation area. Mike Veasey seconded it and it was unanimously approved. See Dan's report for the entire phased plan.
- **Entrance Way to Deer Park Recreation Area:** Discussion on graveling the entrance way to the Deer Park Recreation area included the costs and process. The result was this needs to be done sooner than later and funding would be from BMPOA. Joe made a motion to allot \$3,320 for supplies and labor needed to install an entry way to Area 2. This was seconded and approved. This is on Dan Zeman's part of Phase 1.

Roads Report (Carl Herz)

Mr. Carl Herz, Roads Committee (RC) Chairman, provided information on BMPOA roads status and work. This included minor repairs needed from all the recent rain and 2 culvert issues: Rocky Boulder and Rocky Springs; and Mount Oriole. Contact Carl with any questions on these 2 projects.

Tom Wallenius requested the status on getting Woodthrush Lane extended to Old Linden Road. This would be a new inlet and outlet into our Sanitary District. Carl stated he is waiting to hear from the Department of Public

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Works. Reasons to connect these include inclement weather, emergency vehicle access, or their tow-behind trailer which is nearly impossible to maneuver to go out that way. He apologized to Mr. Wallenius that it is taking so long. Walt Mabe said he will follow up with Mike Cordell at Warren County Public Works. Carl thanked him.

Senie Byrne asked the status of actions on Mount Oriole. Carl informed us his crew has been out two times clearing the culvert and assessing what options we, as the BMPOA, have. The crew and Carl are still working on developing possible resolutions.

PREVIOUS MONTH MEETING MINUTES APPROVAL

Patrick had provided the July and September Board Meeting Minutes to all board members for review prior to the meeting. However, this subject was not discussed during the meeting.

OLD/FOLLOW-UP BUSINESS

Status/Actions of Volunteers for Committees and Subcommittees Appointments (Joe Giordano)

The President informed us that since the September meeting no one has volunteered to chair any of the needed committees. Leslie Miller asked if Committee Chairman had to be a member of BMPOA according to current Bylaws or could individual family members of BMPOA members also chair committees? President Giordano agreed that individual family members could volunteer for these committees. Discussion resulted in the following Committee volunteers being appointed and planned actions:

- Roads Committee (RC) (already established with Chair Carl Herz w/ David Cook
- Public Safety Committee (PSC) – Dan Zeman
 - o Will provide a Security plan and costs for installing new cameras at the lodge to the Board at the November meeting
 - o Joe will provide Trail Cameras he has to assist in Security at the Recreation Area
- Recreation Committee (RecC) (already established with Chair Jonathan Morrison but no other members)
 - o Deer Lake Recreation Area Sub-Committee Dan Zeaman
 - o Lodge Access Committee – Chair David Cook w/ Mike Veasey
 - o Deer Lake – Chair Mike Veasey
- Membership Committee (MC) – Beth Herz
- Legislative and Public Relations Committee (LPRC) – Chair Kris Nelson
- Arbitration Committee (AC) – Still No Chair
- Architectural Review Committee (ARC) - Chair Jim Critcher w/Patrick Patton & Jonathan Morrison
- Covenants Enforcement Committee (CEC) - Still No Chair
- Covenant Review/Modernization Sub-Committee (CRMSC) - Chair Erica Santana
- Bylaw Review/Modernization Sub-Committee (BRMSC) - Chair Kris Nelson
- Nominating Committee (NC) – Chair Mike Veasey

Lodge Coordinator Contract

President Giordano informed us there were 2 personnel that applied for this contract which was posted on the BMPOA Facebook page. However, one person just wanted a portion of the responsibilities, the other, Morgan Elder, put in for the full contract. The Board will setup interviews in the next two weeks and provide the results at the November meeting.

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Logging Operation on BMPOA Roads (R.C. Timber (Jay Ghazarian))

Mr. Ghazarian was not present and had not provided reasoning or an update to the Board. He was to provide monthly reports on the status at every BMPOA Board meeting, or if he could not attend the meeting the information would be provided via email or some other method of communication. President Giordano referenced the agreement. Carl Herz stated he will contact Jay to see why he wasn't here. Joe stated if he doesn't give us an answer we will shut the operation down, meaning they no longer will have authority to use our roads to complete their operation.

Little Indian Road Mailbox Status

Joe received an email on Oct 3rd from David Cook stating he got the parties together. They will relocate it to a USPS approved location. This will cost about \$300. David will contact all parties and after their approval take it to the Post Office for final approval. Once approved the mailboxes will be installed and the project completed.

New Business

- Purchase a BMPOA Zoom Pro Account for use in all Board Meetings (Patrick Patton).
Summary: Zoom Pro was motioned, discussed, and approved. Discussion included Patrick's request to contact all BMPOA members to get their email addresses as that is how he currently notifies people of Zoom meetings. Senie Byrne and Kris Nelson said that isn't necessary as people can be notified through 'Google Meet'. Patrick asked if he could contact them after the meeting for assistance. Both ladies said yes. Joe supported email and web pages.
- Discussion to make Email the Primary method for BMPOA Communication to Members (Patrick Patton). Summary: This was not approved, but may come back next month. Discussion included Patrick's initial reason for this request was to send Zoom meeting requests to all members. Joe reminded everyone that we do not have a comprehensive email address for our members and Dan Zeman mentioned it would be beneficial for all committees. Patrick asked Senie what the cost for such a request would be. She stated nearly \$1000 which includes sending and return envelopes, stamps, paper, and printing/copying the letter.
- BMPOA.ORG Website Administration (President Giordano)
 - o Sarah and Ben Hutchinson stated, if approved, they would accept the 1 year contract to continue maintaining bmpoa.org. Carl made a motion to approve the Webmaster contract with the Hutchinsons. It was seconded and approved.
- Budgeting for Chipping of Deadfall (Mike Veasey). Mike said last years cost was \$7500. He requested \$10,000 due to the cost increase. This was tabled as during the meeting Joe put a Poll out on the Facebook page asking . A decision will be made next month based on the results of the Poll.
- Request to use residence as an Air BNB – Wendy Willis 154 Woodthrush Way, Linden, VA (Joe Giordano). This was Board approved.

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- BMPOA 2022 Trunk Or Treat Donation (Carl Herz). Carl made a motion to provide \$250 to the lady who manages the Blue Mountain Trunk or Treat event, Christina Smith. He explained what was provided. The motion was made, seconded, and approved.

OPEN FORUM

- BMPOA Bylaws - Kris Nelson ask which package of Bylaws are current, the 2012 version, or the 2016 version. Patrick informed her that the 2012 version is the current version. The 2016 version voting was never completed. He provided that from the historical documents Jack Davis had turned over him. Kris thanked Patrick.

BMPOA FALL GALA

- Kris Nelson asked if we were still doing the annual BMPOA Fall Gala? Joe said Bev Pond had asked for volunteers and got no response. So as of this time there is no Fall Gala planned, however Kris is welcome to make it happen.

President Giordano declared the meeting adjourned at 7:55pm.

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ATTACHMENT 1: DEER PARK RECREATION AREA SUB-COMMITTEE RENOVATION PROPOSAL

Chairman Dan Zeman – Provided to BMPOA Board at Oct 10, 2022 Board Meeting

Property: BMPOA owns 92 acres of land adjacent to Blue Mountain Subdivision including Deer Lake that has historically been used as the as a recreation area for BMPOA owners, residents and their guests. Along with facilities at the lake, the "upper" portion of the property has had improvements in the past that currently include:

Area 1.

1. A new bright yellow manual security gate at the entrance.
2. A gravel access road to a dirt vehicle trail extension.
3. An asphalt unlined basketball 1/2 court.
4. A separate tennis court sized asphalt pad 60% surrounded by undamaged vine covered 10' chain link fence.
5. An approximately 20'X40' pea gravel "pit"
6. A single hexagon wooden picnic table with attached benches in need of repair or replacement.
7. A small plastic rope swing.
8. Two volley ball net posts placed on either side of the dirt portion of the trail.

Area 2.

9. A surfaced tennis court completely surrounded by 10' chain link fence with a single lockable gate. The fence has been 30% damaged by falling trees. The surface of the court has multiple cracks and depressions in need of fixing, but not requiring a complete resurfacing. The net needs repair or replacement and the posts need resetting and a new crank mechanism.

Natural Features include:

1. An upper level manicured park like grass area with several very large impressive trees that comprises the entirety of Area 1.
2. A dirt vehicle trail to a large overgrown field with what appears to be a small 12'x12' spring fed pond on one end next to the trail.

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RENOVATION OPTIONS

Assuming BMPOA intends to continue using this land as a recreation area in adjunct to the lake, there are many repairs, improvements and additions that should be considered, as well as safety and security issues that will need to be addressed along the way. In all aspects we should strive to reduce material and labor costs through donation and volunteerism pooled from the community, while still maintaining as professional a result as possible. Any plans for this work should be split into phases like any other large project and only progress once the previous phase is complete. The initial phase proposed is as follows with further phases to be fleshed out in accordance with the desires of association.

Phase 1.

Completed work:

The tennis court work is already underway and several volunteer work days have already taken place resulting in:

Removal of all the dead fall on the fence and a clearing of all trees threatening the court, with a 10' to 20' buffer zone around the court to reduce leaves in the fall.

Straightening of a bent corner post.

Resetting of the gate to swing the correct way freely and latch.

Removal of all of the vines that covered the chain link.

Expansion of the Area 2. Parking space.

Clearing down the hill in expectation of a trail to the lake.

Proposed work and costs:

Fix damaged chain link.

In order to repair the fence around the court the damaged top rails must be replaced first. The damaged sections total approximately 120' of 17 gauge 1 3/8" pipe. The original lengths were 20 1/2' but that length has proven difficult to source. Lowes carries the same pipe in 10 ft sections @ \$22 a piece. Replacement would cost a total of \$264. In addition 12 of the caps are missing or broken and will require replacement. \$3.50 each at Lowes. We will also need steel wire ties to reattached the mesh that can be salvaged or new mesh if it is impossible to un-mangle portions that have been crushed beyond repair which has yet to be determined. \$34 on Amazon for 200. Total \$340.00

Replacement crank for the net.

The current crank is broken. It could be rigged to work but should probably be replaced to prevent accidental injury. Two options are an original replacement for \$119, or a cheaper quality \$22 version.

Gravel extension of the access road to the beginning of Area 2.

The condition of the dirt vehicle trail to reach the tennis court is such that in wet weather it is inaccessible to standard vehicles. There is a sufficient alternate footpath to the court from

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what is being termed as the back of Area 1. One solution to this would be to extend the graveling of the access road to this spot and create a small parking area at the beginning of that path. Approximate costs of material for this should be available from the roads committee though I do not believe it is technically a road in BMPOA and could not be funded as such.

Security:

In order to prevent unauthorized vehicular travel and ATVs beyond this point until further solutions are decided upon, a 3 post log barrier with a central removable locking post could easily be installed at this choke point for the cost of a large combination lock and 12 bags of concrete mix. \$75. The labor and equipment for this project could be expected to be volunteer.

Further phases comprising projects discussed and agreed upon in the future by the Deer Park Sub-Committee and presented for approval by BMPOA to follow.....