

## **BMPOA Monthly Meeting Minutes April:**

*Minutes recorded by: Kelly Ludke*

*Board Members Present: Greg Young, Mike Veasey, Carl Herz, Jonathan Morrison, Sean Pond, Jim Cook*

*Members: Walt Mabe, Cathy Jo Cook, Taffy, Bev Pond, Jackie Veasey, Dan Zeman*

### **Called to Order: 6:00 PM**

#### **Item: March Meeting Minutes**

**Action:** Approved Unanimously. Kelly Ludke to send them to Ben Hutchison to post to the website. Walt Mabe to be forwarded a copy as well.

#### **Item: Financials**

**Discussion:** Financials were sent out prior to the meeting. Mike reviews the expenditures for the members of the community who are in attendance. No questions/comments.

#### **Discussion:**

Dan : Mike can you expand the columns?

Mike: I'll see what I can do.

Dan: Are we still paying coordinators when weddings are canceled?

Mike: Yes, we decided to honor our commitments and not penalize people during the pandemic.

### **Deer Lake Dam Project Report:**

#### **Discussion:**

Carl formed the Dam Review Committee which consists of Greg Young, Jonathan Morrison and Carl Herz). The Committee reached out for bids to do the preliminary work that would get us in compliance. Previously Jim McManaway was in charge of this.

Carl: We had three bids. The first bid was way too high because of the technology used and scale of the firm's typical jobs (too big). The second two were: \$36,300 and \$23,160.

This work gets us back on track including paperwork, inundation and emergency action plans. The committee is recommending the \$23,160 option. We have a previous relationship with this company because they worked on the inundation before.

Greg: They will be surveying where the dam is and they have already done it and are obviously

familiar. It will write up an emergency action plan because a dwelling could be affected. The county have approved so many damns with out any follow up. Jim McManaway had been saying it was low risk but it isnt'.

Carl: This will get us a 2 year conditional certification. We have been out of compliance since 2016. It will also help us understand Hazard classification.

Greg: this company will tell us if we need drain pipes, etc. But we don't need to vote on the work yet. Just to get this company to get us in compliance.

Carl: Exactly. This will be going on until next year.

Mike: What if they come back and say they need more.

John: While we wait more houses could be built and in danger.

Greg: we are not incompliance and now we have a clear path to compliance.

**Action:**

**Carl:** Moves to authorize \$23, 160 to Froehling and Robertson, of Roanoke, VA, for this work to be done. We delegate authority to Greg to sign contract. Seconded by Mike Veasey.

**Board unanimously votes in the affirmative.**

Walt: You can search for grants. The County is going to be looking for projects for grants.

**New Item: Recreation Area**

**Lake Access Hot Tub Heaven**

**Discussion**

Greg: Property owner

Tom Lally and Hot Tub Heaven Vacation Cabins are requesting variances for access to Deer Lake for Hot Tub Heaven Cabin #4 and Hot Tub Heaven Cabin #5 that lie outside of the BMPOA boundaries. Email "We would like to donate \$525 annually (\$275/property) to the general fund that can be used at the Boards discretion. We have families that rent the Blue Mt Lodge and reserve all 9 of our Cabins to celebrate weddings and family reunions and we would love for all the guests to be able to use the Lake during their stay. We are grateful to be spending our second decade up on Blue Mountain and have many fond memories at Deer Lake over the last 22 years. We thank you for your consideration and please let us know if you have any additional questions. Thank you. Tom Lally"

Mike: I want to do the math first.

Greg: I think its just a nominal number.

Jim: 7 are in BMPOA, 2 in Shenandoah Farms.

**ACTION:**

Approve lake access to Hot Tub Heavens cabin 4 and 5 for \$525 annually.

Motion is passed with the exception of board member Mike V. who does not disagree with allowing it but would suggest a higher price.

**New Item: BMPOA Adopt a Road**

**Discussion:**

Jim: Got a hold of VDOT. The signs aren't removed when people stop doing the job. Jim McManaway had sent a notice 11 years ago saying BMPOA wouldn't be responsible for this. (SIDE NOTE: Board agrees we should continue to Adopt the Road). May 8 is Adopt a Highway Day. VDOT will collect the orange bags off this side of the road. If we have too many volunteers it will be too much. But I don't mind using my truck and trailer. We should do one day in the spring and one in the fall.

Dan: How are you informing the community?

Jim: Email and Facebook

**Roads Report:**

**Road signs missing**

**Discussion:**

Carl: Many road signs are missing. They have been logged. Need to contact county about road signs. I'm not sure who handles that.

Walt: Mike Berry I think is the person.

**Property Owner Complaint:**

**Discussion:**

Carl: Frequent ATV use tearing up area 4. Property owner suggests more signage for stated 10mph speed limits and BMPOA Private Road signs. It was suggested that she talk to the neighbor directly and/or contact sheriff. Can we have money for more signs?

Jim: Once we give them signs, more people will ask. Let's just get more signs?

Dan: Why don't we say "no ATVs on signs"

Jim: People will just vandalize those.

**Action:**

Board approves \$400 in signs

Board votes this in unanimously.

**Road Issues:**

Our road crew is aware of all road issues and we are set up with a plan to handle them.

**Recreation:**

**Groundhog problem:**

Carl: We have a groundhog problem at the lake

Jim: I know how to handle it

Carl: I want a have a heart trap. I'm going to get one from Rural King. I'm not sure how much they cost.

**Dilapidated Mailbox situation:**

Greg: Property owner reached out about falling down mailboxes. Greg passed it on to Carl.

Carl: The concern is its on an inside turn and its dangerous. We need to move the mailboxes. Take it off BMR and put it on Little Indian where we have a right-of-way. The post office authorized the movement. We will assume the costs. If we do this we will have to set a concrete pad for the locked boxes.

Jackie: But what will it cost?

Greg: Linden P.O. previously tore down mailboxes and destroyed them. So we think we need to alert those property owners.

Jackie: Why don't we give them mailboxes?

Greg: We should notify those property owners and give them a date to respond.

Carl: There are 25 or so mailboxes, it will be a lot of work to detach and reattach all the mailboxes

Jackie: instead of screwing/unscrewing just knock it down and buy them new mailboxes.

Carl: We can also take all mailboxes with the damaged frame and attach it all to a new frame

Jim: Seems like we build something new, concrete pad with bolts

Carl: Yes we would have to have a new pad/frame. We do have to notify and survey those owners. Give them a date to respond by. Otherwise the POA would provide a box for them.

Dan: The right-of-way, isn't that on Toni's (Toni Magro) property?

Jim: yes

Dan: We would have to let Toni know

Carl: Yes we will have to let Toni know.

Greg: someone needs to talk to Toni (**Jim volunteers**)

Jonathan: We could also move it to Black Walnut

Carl: Actually there is more room on Little Indian.

Bev: What about the ones on Trillium

Jim: We can look at that but we need to deal with this because it's dangerous.

Jackie: and these have been approved by the post office.

Walt: If its a VDOT road I'd be willing to ask VDOT for mailboxes

Mike; What about traffic turning around?

Greg: People will just ignore traffic rules and pull off and reach out and get their mail

Dan: They'd have to turn around either way

**Action:**

**Jim will reach out to toni about intention to move mailboxes**

**Walt will source VDOT for mailboxes**

**Board authorizes amount not to exceed \$3,500 for project.**

**Unanimous decision to approve all actions.**

**Unfinished Business:**

**Discussion**

**REC Passes Need to be Sent Out Next Month**

Needs revised lake rules included. Mike will send out new rules and send out to Board for comment.