

BMPOA Monthly Meeting Minutes May:

Minutes recorded by: Kelly Ludke

Board Members Present: Greg Young, Mike Veasey, Carl Herz, Jonathan Morrison, Sean Pond, Jim Critcher, Kelly Ludke

Members: Bev Pond, Jackie Veasey, Dan Zeman, Ben Hutchison, Sarah Hutchison, Tyler

Guests: Walt & Taffy Mabe

Called to Order: 6:00 PM

Item: April 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.

Item Roads

Discussion:

Carl: We have two crews on assignments. The focus is on Area 4. Depending on budget we will see what else we can squeak through aiming for summer time. Pothole repair can happen after the next rain problem.

Item Deer Lake Dam Project Report:

Discussion:

Carl: We applied for the two year conditional permit, so at least we look good on paper for the state until this can be completed.

Item Recreation/Lodge:

Jonathan: Repaired leaks in plumbing; painted floor.

Item: BMPOA Adopt a Road

Discussion:

Jim Cook(per email)

Thank you to everyone who helped with the Adopt A Highway litter cleanup Saturday. 34 bags of litter and over 700 pounds worth.

Item Wood Chipping:**Discussion:**

Jim Cook(per email)

The chipping is complete. I think most owners who wanted chips got them dumped. If there is anybody that wants some, there are a few loads down at the parking lot at the lake.

Item Deer Lake**Discussion:**

Jim Cook (per email)

Beach sand is being delivered May 20-21. We will have it spread and some spring trimming and cleanup completed before the Memorial Day weekend official opening.

Mike: Guards will be at lake 1 week prior to Memorial Day. Bev has agreed to still be the liaison. The Port-o-john is already there. Trash pick up has been set up for Fridays and Monday. Mowing will be done

Dave: Jim and I discussed hauling wood chips down.

Carl: We used wood chipping here at the lodge. I don't want to be hasty about mulch. The engineer will be here around the 19th, let's see what he says first.

Dan: What keeps the chips from spreading the ashborer? I read online on some website that they spread.

Jackie : Actually one the tree is dead they leave. The dead trees don't spread ashborers.

Greg: And moving piles isn't that big of a deal.

Jonathan: I really think there are too many trees unaffected.

Item Deer Lake Path**Discussion:**

Carl : There is a tree falling down over the path at the lake.

Greg: It's over the angled steep path. The tree is dead. Should we fix the path and remove the tree?

David: It might be something simple that can be done.

Greg: Can you take a look? If you are down there and you need something just email the Board.

Item Deer Lake Maintenance**Discussion**

Can we post 5/22-5/23 Lake Maintenance?

Bev: Guard will be on site the same day.

Mike: Do we delay?

Bev: No, they can turn people away and tell them its maintenance.

New Item:**Discussion**

Sean Pond: By the lake there's 96 acres, in the winter it was vandalized. We put up logs to block the area. Should we move it? Also when should we open the gate by Scarlet Tanager?

Carl: don't open the gate. There's no reason. Let's not invite vehicular access. There is no functional purpose.

Jackie: That was where someone unauthorized camped for days and had unlawful fires.

Greg: If a property owner asks then we can give them access.

Dan: What if you give the code and someone is already there?

Sean: There's no parking there.

Dan: But what if someone's car is already there. I think we need a no parking sign.

Greg: No. We Don't need to guess if there's going to be a problem in the future and try to fix it now. We aren't going to take action on this now. We should move the log.

Unfinished Business**Discussion**

Jim (per email):

I have met with a couple property owners concerning the final location of the to be relocated mail boxes at Indian lookout. We should start the relocation process next week, if not this week.

Walt: What is the exact location?

Carl: 3240 Blue Mountain Road

Walt: Got feedback from VDOT. If we give the exact address and there is a safety issue or if it's from snow removal they can replace them.

Carl: The framework is rotten and it's in a bad location. Post office already approved the relocation. It won't be switched to the new location as a cluster if it wasn't already a part of a cluster of mailboxes.

Walt: How many mailboxes are there?

Carl: 29.

Walt: I'll let you know what I hear back from VDOT

New Item**Website****Discussion:**

Ben: Migrating website to BMPOA.org because we don't own it. It's been under another key. We have access to get key to have it transferred to Go Daddy. Can I be compensated for the 10 hours of time I put in?

Greg: So we pay you how much?

Ben: I need \$100/month

Carl: I move to pay it.

Greg: I agree. There's a contact HOA web page. Ben has worked to make sure we get these complaints/comments. It goes to me and Jim Cook. Ben helped troubleshoot.

Ben: I'll probably make a better user interface.

Carl: We've been using that functionality with great success for road problems.

Action:

Sean 2nd paying Ben \$1200/yr
Board votes unanimously to pay Ben \$1200/yr

New Business**Sheetz on Apple Mountain****Discussion:**

Mike: they want to build a Sheetz on Apple Mountain. The County killed it. If we all agree we can tell the County how we feel about it.

Walt: If you are for or against it we should know. There is a public hearing at the end of May. Any data would be great.

Greg: Most are against it, though I don't have this data. But it is what we are seeing in comments. Can we do a survey and send Walt the data?

Action

Ben: I will get Survey Monkey up to collect data.

New Item**ARC****Discussion:**

Jim: The ARC has received another request for a container home. Wondering if it matters if it wrapped up in wood would the ARC approve it?

Mike: There are 4 lots on Hawk Hill. But wouldn't it just be on a concrete slab?

Jim: He is attempting to combine lots? They stopped communicating with us.

Jackie: I'm not sure if cement slab is even code.

Jonathan: You can with footers.

Walt: The County won't circumvent the HOA. We won't say yes if BMPOA says no.

Greg: It's open to interpretation. Warren County says we can have chickens but we say no. We would like to change it. But we have been unable to change because of the lack of support for it.

Walt: County will honor the agreement in Bylaws/Covenants.

Greg: We should have agreement with anyone building up here. Because they usually claim they have "no idea" of our Bylaws/Covenants.

Walt: Went to Taren Morgan. Already knew BMPOA didn't have a yes. She was already aware of opposition.

Greg: The more agreement between Planning and Zoning and BMPOA, the better.

Walt: Our automated system has not been fully functional.

Greg: Our worst problem is the clearing of lots. Covenants say it's only for building and drain fields. And we get the response that they need to cut "corner to corner" for the drain field.

Walt: Let's solve this.

Jim: I get 3-4 requests annually.

Ben: ARC tab before building. Jim and I can coordinate it. There's a lot that needs to be delegated.

Jim: You say County will not go against us.

Walt: Plans need to go through ARC then to us. Let's work together with Taren and Joe Petty in County.

Greg: Walt we are really glad you stay involved with the BMPOA.

Unfinished Business

Discussion

Full-size Vehicles Tracks at Lodge

Carl: Full size vehicles are not approved for the yard at the lodge. Is there a solution because we keep finding tracks and know it happens?Boulders?

Jim: Can we kick this to the next meeting?

Jonathan: Signs that say "No Vehicles" or cameras?

Jackie: But we don't want that at a wedding.

Carl: Residents sat on the fence while a wedding was happening.

Dan: It's our right as property owners to have access to that property.

Carl: It takes a special kind of person to think they have a right to do that.

Dan: Well you can't say it's our property and we have access and then rent it to someone else, that's not right.

Kelly: If we exchange that right for their (renters) money then we are giving them that right for that time period.

No Action

Unfinished Business

Discussion

Greg: The illegal tower on BMR is still being adjudicated.

Walt: I think he is settling

New Item:

Discussion

Container Home Concern from BMPOA Property Owner

Tyler: We talked about container homes. Container homes need heavier equipment and welding stuff on site. The welding seems dangerous for our mountain. And the equipment would be hard on our roads.

Greg: Welding doesn't seem any bigger risk. But you have a point about the roads. If the container homes are even approved we will have to discuss this point.

New Item

Discussion

Elections for the Board

Mike: We will need elections for the Board in August. This is an odd year so those up for election are First VP, Secretary and 3 Directors.

No Action.