

BMPOA Board Meeting Minutes

Date & Time: Monday, July 13, 2026, at 6-7 pm

Location: Blue Mountain POA Lodge, 540 Cliff Rd. Linden VA 22642

Meeting Minutes taken by Secretary Jim Boissonnault

Board Members Present: President Jim Critcher, 1st VP Jim Cook, Treasurer Garrett McNamara, Secretary Jim Boissonnault, Director Marc Nelson, Director Billy Orndorff, Director Mackenzie Williams,

BMPOA Members Present: 6

Attendees: Approx 15

Guests Present: 0

NOTE: *Board Meeting Attendance is for property owners of record or Board approved Guests only*

1. **PRESIDENT CALL TO ORDER/OPENING REMARKS** (1st Vice President Jim Cook)
2. **READING/APPROVAL OF MARCH 26 MEETING MINUTES** (Secretary Jim Boissonnault)
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)

Details are posted to the bmpoa.org web site on the Board page.

BMSD

FY 25-26 BMSD Funds Report - May EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$255,889.76
Minimum reserve target		\$100,000.00
	This Period	FY Total
Revenue	\$3,471.40	\$ 141,007.08
Expenses	\$60,899.11	\$201,902.30
Ending balance (checking + savings)	\$192,829.24	-

BMPOA

FY 25-26 BMPOA Funds Report - Mar EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$51,155.01
Minimum reserve target		\$25,000.00
	This Period	FY Total
Revenue	\$8,802.19	\$45,555.33
Expenses	\$5,936.57	\$41,236.44
Ending balance	\$55,149.87	-

4. **NOMINATING COMMITTEE REPORT** – (Jim Cook, Chair)

Slate to be released later this week or early next week.

5. **ROADS REPORT** (Jim Cook)

Jim reported:

- Roads are holding up during regular rains, but not so much during the heavy downpours.
- Culverts will be cleaned by Fall to help with runoff.

6. LODGE (Morgan Fox Elder)

Morgan wasn't present but provided updates to the Secretary. The Secretary presented highlights:

- The lodge is maintaining a full rental schedule throughout the summer
- The 4th of July was blocked off so members could sit at the lodge and watch fireworks
- A large portion of carpenter bee damage have been repaired and are awaiting repaint.
- A few areas around the deck need attention and a full assessment will be done in August.
- Phase II of the lodge flooring project is complete—kitchen, basement bathrooms and old workshop are done.
- The move of the bird savers will begin shortly with plans to finish in August
- Curtains have arrived and will be installed in August on the main windows to help with summer sun and associated heat.

7. RECREATION REPORTS (Garrett McNamara, Chair)

Garrett reported:

- Memorial Day weekend marks the official lake opening for the season.
- Stairs have been put in for the steep part of accessing the lake area
- 2 new picnic tables are coming—1 for the grassy area above the beach; 1 for the upper rec area.
- 2 existing picnic tables at the lake are staying.
- More sand will be spread tomorrow (i.e., Wednesday after this meeting).
- Jim Cook has spread wood chips on the walking path to the beach.
- Seasonal mowing has started.

8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher)

ARC gave approval for a fence and an outbuilding

9. COVENANTS COMMITTEE (Billy Orndorff)

Nothing to report.

10. MEMBERSHIP COMMITTEE (Allison Radcliffe)

Nothing to report.

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)

- The Luau was cancelled due to weather; Mackenzie is working with Morgan to explore possibility of a rescheduling.

12. OLD/FOLLOW-UP BUSINESS

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)

13. NEW BUSINESS

- Lodge Policy (President Critcher) Bird Saver System.

14. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (1st Vice President Jim Cook)

- No speakers signed up.

15. MEETING ADJOURNMENT (1st Vice President Jim Cook)

BMPOA Board

Office	Officer
President	Jim Critcher
1st Vice President	Jim Cook
2nd Vice President	(Vacant)
Secretary	Jim Boissonnault
Treasurer	Garrett McNamara
Director	Marc Nelson
Director	Billy Orndorff
Director	Mackenzie Williams
Director	Brian Elder

Committees and Subcommittees

*Indicates Board member

Committee	Members/Current Status
Arbitration Committee	Chair Open
Architectural Review Committee	Jim Critcher (Chair)*, Marc Nelson, Jim Boissonnault
Communications Committee	Mackenzie Williams*, Allison Radcliffe, Bryan Conaway, Jim Boissonnault*
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller, Sarah Conaway
Covenant Modernization Committee	Chair Open
Bylaw Modernization Committee	Chair Open
Legislative and Public Relations Committee	Chair Open
Membership Committee	Allison Radcliffe (Chair)
Newsletter Committee	Chair Open
Nominating Committee	Jim Cook (Chair)*, Allison Radcliffe, Donna Gray
Public Safety Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder (Chair)
Recreation Area Committee	Garrett McNamara (Chair)*, Billy Orndorff, Marc Nelson
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*