

BMPOA Monthly Board Meeting Minutes: December 9, 2024

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Billy Orndorff, Carl Herz, Director at Large Erica Santana

Board Members Absent: 1st Vice President Harry Davis

Guests: None

Total Number of Membership and Guests Present: - 8 Board Members, 6 Members, 0 Guests

Items of discussion: President Introduction, November 2024 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

President Call to Order/Opening Remarks

The President opened the meeting at 6:00pm welcoming everyone. Billy Orndorff requested a moment to talk. He presented President Critcher with a large wooden gavel and sounding block he had a friend and BMPOA member, Josch Matlock, build from the old downed tree off Cliff Road and Henry Way we had Villegas Outdoor Services LLC remove. He said this is now a part of the BMPOA Board and should be handed down whenever a new President is elected, Everyone in attendance applauded and President Critcher pounded the gavel on the sounding block to start the meeting. He then asked the secretary to provide information on the November 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that the November meeting minutes were reviewed and agreed upon by all Board members via email, then made a motion that, in lieu of reading the entire minutes, the Board approve them as written and reviewed. The motion was seconded and a vote for approval/disapproval happened and the November 2024 meeting minutes were approved.

Nominating Committee Report (Treasurer Mike Veasey)

Mike stated that there was nothing to report.

Financial Report (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for September 2024. All reports are in the 'Board' section of <https://bmpoa.org>.

BMSD

- No income this period.
- Expenses of \$1,493 (common area maintenance \$450, stone for roads \$588, labor for roads \$455)
- Checkbook balance \$141,874, reserve CD \$64,386, total available funds \$206,260.

BMPOA

- Income this period \$1,300
- Expenses this period \$2,336 (\$706 security/internet, \$300 wedding compensation, \$250 marketing compensation, \$1,080 cleaning)

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- Checkbook balance \$30,874

Sanitary District Assessment

- Another item of business is the approval of the recommendation to the county for the FY 25 - 26 Sanitary District Assessment. Our current assessment is \$65/lot and 22 cents per \$100 of assessed value of improved property. This assessment provided projected income of \$200,079 last year. I recommend we leave the rate the same for next fiscal year.

For information on this issue:

The \$65 per lot rate would raise \$38,090 in income (586 lots x 65)

The 22 cents rate on improved property would raise \$163,391 ($.22 \times 74,268,600$)/100

Total revenue projected for FY 25 - 26 would be \$201,481

We currently have \$206,260 in operating funds. That's a very healthy balance. We could consider lowering the rate by 1 cent but I would prefer to leave the rate the same and move some of the funds in to reserve since we don't know how big the bill will be when we have to perform essential dam and drainage maintenance at the lake.

Should the board want to raise or lower the rate, be advised that each penny change in the fee results in an increase or decrease of \$7,427 in revenue.

A motion was made and seconded to approve a 1 cent increase in the amount each owner pays per \$100 of assessed value of improved property. This would, starting in FY 25 - 26, increase the current amount of 22 cents per \$100 of assessed value of improved property to 23 cents per \$100 of assessed value of improved property. Discussion included reasons to increase the amounts to ensure we have the moneys needed to repair the dam and lake as well as maintaining BMPOA roads. As the contracts for our road crews are expiring and we have received no offers from local BMPOA contractors, outside contractors will most likely increase costs immensely. Carl asked anyone knowing local BMPOA contractors interested in maintaining BMPOA roads to contact him ASAP. Both the recreation areas and dam are part of the recreation area's maintenance costs. All three items mentioned will surely increase costs. After discussion the board approved the 1 cent increase 7 to 1.

Upon completion of his report, he asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

Roads Report (Carl Herz)

Carl provided the following:

Light maintenance has been completed through all areas and we are positioned to respond to issues as they arise. Normal heavier planned maintenance will occur again in Spring. Grit piles are restocked and barrels in place and filled for the winter. We are down our heavy machine operator is recovering from a broken ankle. This may impact our operations into the near and midterm.

VDOT Service Requests:

Signage at mailboxes: Follow up reveals no relevant service request on the books for cautionary signage/devices ~3240 Blue Mountain Road / Little Indian Road for dangerous pedestrian conditions

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at the mailboxes along Rt 638. This has been re-submitted through VDOT as service request #2033425. VDOT will perform a traffic study to determine signage/device requirements.

#1695666: Reflectors along the steep drop-off (above switchback) of BMR have been repaired/replaced.

169663: Guardrail traffic study along the same location as above was completed, VDOT stating there isn't enough shoulder for a guardrail, and not enough Right Of Way available. I spoke with our regional rep at Edinburgh VDOT and there is a meeting on Wednesday that she will rekindle this request to determine how to pursue a potential R.O.W. that may or may not involve us as a Sanitary District/POA with our own adjacent Rights of Way. My own position is that insufficient consideration was given to this clear and present safety issue of severe drop-off at this location of Rt 638.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder): Morgan discussed the Spring Event and requested an additional \$1,000 to cover the band and food. A motion was made and seconded to authorize an additional \$1,000 for the Spring event totaling \$2,000 for this event. Discussion included asking if non-POA personnel can attend. Morgan stated BMPOA members could bring guests that are not members. After discussion the additional \$1k was approved.
 - o Carl asked about fireworks and events for July 4th. Discussion involved previous fireworks at the lake which, after the events were over, required lots of member work to clean up the entire area from the debris left. The many fireworks throughout Front Royal, Strasburg, Winchester and other small towns could be seen from the Lodge, but an event within BMPOA still has a great interest. Mike Veasey said there are several companies that offer doing fireworks and that may be a good idea. Patrick said he would look into this and provide results.
- **Deer Lake Recreation Area:** Chairperson Garrett McNamara Stated he had nothing to report
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy stated she is working diligently to get things together for real readability. She asked for assistance in getting a link on bmpoa.org to the Google Drive documents. Patrick was asked to assist and said he will help her contact our webmaster Sarah to get this completed.

Lodge Repair Committee Report (Jonathan Morrison)

Jonathan informed us that the lodge has been winterized. The outside water pump is working, but there is no water inside the building. Therefore, bathrooms cannot be used.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting. Carl stated Beth told him there were 6 or 7 lots for sale that she is aware of. Donna Grey asked how new property owners (members) are notified of BMPOA covenants and bylaws. Carl said Beth provides information once the property is purchased. Also, all realtors are supposed to provide that information.

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Architectural Review Committee (Jim Critcher)

President Critcher informed the Board the ARC is working several construction projects and works each as diligently as possible.

Covenants Enforcement Committee (Billy Orndorff)

Billy stated there was really nothing to report. President Critcher asked him to look at the truck that has been sitting near Indian Lookout and Rocky Mount. It is an old truck, is an eye sore, and probably doesn't have a valid license plate. Billy said he would look into it. Adding this to New Business for the January 2025 meeting agenda.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - o Tony was not present. Nothing to report
- **Dam Maintenance** (Carl Herz): Carl End of year brush clearing was performed by our landscaping contractor. There is significant trash on the rear of the dam - several bags were dumped and seem to have been spread around and I have not been able to clean it up yet. Otherwise, nothing to report at this time.

BMPOA Social Committee (Mackenzie Long):

Mackenzie provided the report below via email to the secretary. When President Critcher requested Mackenzie's report and she stood up, everyone applauded her for all the work she's been doing to bring BMPOA members closer.

During the meeting the discussion about the BMPOA Bloom Bash Spring event which is the day before Easter, included Mackenzie and Morgan working together and including an Easter Egg Hunt as well as other family fun during the day, and the evening the BMPOA Bloom Bash with a band and adult fun (though children are welcome).

- Toy drive: We were able to secure about 35 donations for Toys for Tots. Thank you everyone who donated! Although we received many donations the bulk of them came from about 5 community members. We are unsure if we will run this toy drive next year. We have tossed around the idea of identifying a family/families within our POA we could "adopt" for the holidays. We will revisit next year.
- Cookie Exchange: We had 15 community members show up for the holiday cookie exchange. It was a great time! There was a lot of interest in this event and a lot of positive feedback from community members with this type of event. We will plan to make it an annual event!
- Yoga: Attendance was sporadic but many community members expressed interest in this offering. Sometimes as many as 8 members would show, and sometimes as little as 3. Kate has expressed interest in continuing to offer this in the community starting back in the spring.

Future events:

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- I have been in discussion with community members about possibly hosting an outdoor Easter egg hunt at the lodge. Unsure of the interest in this event. Was thinking of hiding eggs with candies/small toys and maybe having someone dress up as the Easter bunny. Would love feedback from others if they think there would be an interest in this.
- The social committee would like to offer to set up a meal train for POA members that have recently had surgery, were in an accident, just had a baby, ect. If you know someone in the community that would benefit from this please contact me and I can set this up.
- Morgan is continuing to plan the event at the lodge in April. I have been in communication with her on this and plan to help with set up and take down of the event.

OLD/FOLLOW-UP BUSINESS

“Watch for Pedestrians” Sign (Carl Herz): This was provided in the Roads Report.

Lodge Availability Plan (Erica Santana): Erica stated she is building this plan and asked President Critcher if she could post the draft plan on bmpoa.org to assist in contacting members asking them to provide suggestions in building the plan. President Critcher said No. He stated any draft plan must be put together by the Board member then provided to the Board for review via email. Upon approval it can be publicized.

NEW BUSINESS

- BMPOA Firewise Grant (Patrick Patton): Patrick stated Sarah put in the 2025 Spring Chipping Plan he and Jim Cook provided. Members can start piling deadwood and brush per the guidance on BMPOA's home page, bmpoa.org. All piles must be completed before April 1, 2025. Jim and Patrick will take contractors bidding for the chipping around starting April 1st. Chipping should be completed by May 1, 2025. He also stated that he has put in for a Virginia Department of Forestry (VDOF) Firewise grant. If approved, in order to receive the maximum amount of \$9,999, we need members to provide Patrick the date(s) and number of hours they worked (or the amount they paid a contractor) to pile their deadfall/brush. Patrick's email is in the '2025 Spring Chipping Plan' on bmpoa.org.
- Patrick said he wanted to ask Boy Scout troops to assist with piling deadfall/brush as an environmental project but didn't have any POCs. Mackenzie mentioned there was a troop at Rural King selling Christmas trees and might be interested. Patrick will try to contact them and look for other POCs.

Public Comment (3-minute Limit each) (Secretary Patrick Patton)

There were no requests, however Donna Gray stated they are having a well problem that continues even though they hired a plumber to resolve it. She asked if anyone could provide the best plumber around. President Critcher and several others suggested plumbers they know work. Donna thanked them.

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Meeting Adjournment (President Critcher)

There was a move to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 7:02pm.