

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

*Minutes recorded by Secretary Patrick Patton*

**Board Members Present:** President Jim Critcher, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Billy Orndorff, Carl Herz

**Board Members Absent:** 1st Vice President Harry Davis, 2<sup>nd</sup> Vice President Jonathan Morrison, Director Erica Santana

**Guests:** None

**Total Number of Membership and Guests Present:** - 6 Board Members, 15 Members, 0 Guests

**Items of discussion:** President Introduction, June 2025 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 6:01pm welcoming everyone. He then asked the secretary to provide information on the June 2025 meeting minutes.

### **Previous Meeting Minutes Approval** (Secretary Patrick Patton)

Patrick stated that the June 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 June 2025 meeting minutes were approved.

### **Financial Report** (Treasurer Mike Veasey)

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

#### **BMSD**

- Income this period of \$11,959 (\$9999 state Firewise payment, \$1960 owner gravel payments)
- Expenses of \$39,910 (\$4261 administrative {\$300 website mgt, \$961 insurance, \$3000 legal}, \$3640 maintenance {\$2340 common area, \$720 lake and dam, \$580 mowing}, \$19,034 roads {\$12,911 stone, \$6122 labor}, \$12,975 lake security)
- Checkbook balance \$121,886 reserve CD \$64,386 total available funds \$186,272

#### **BMPOA**

- Income this period \$2800 (weddings)
- Expenses this period \$9022 (\$214 internet, \$204 electric, \$1764 social event, \$4000 wedding/event compensation, \$250 marketing compensation, \$1480 lodge cleaning, \$1000 donation, \$105 exterminating, bank charges \$5)
- Checkbook balance \$45,080

Upon completion of his report, he asked if there were any questions on any of the financials. Mike stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

### **Nominating Committee Report** (Mike Veasey)

Mike provided the following:

When the nomination window closed on 30 June there was 1 candidate each for President ,1st VP, 2d VP, and Treasurer, no candidate for Secretary and 7 candidates for 4 Director positions.

One candidate failed to submit an information sheet as requested so that left 6 candidates for 4 Director positions.

Based on the content of his candidate information sheet the nominating committee contacted Jim Boissonault to discuss potential interest in the Secretary position. Jim agreed to this proposal so that left 5 candidates for four Director positions: Billy Orndorff; Erica Santana; Marc Nelson; Mackenzie Williams; and Jonathan Morrison.

Jonathan was the sitting 2d VP but the by-laws term limit provision kicked in when Toni Magro Billington announced her candidacy for the 2d VP position. Since the term limit provision pertains to service in a position and not to total service on the board, Jonathan had the option to run for any position other than 2d VP. He chose to run for Director.

So, Morrison, Orndorff, Santana, Nelson, and Williams were evaluated for the director positions by the duly constituted Nominating Committee. Note that this was not an ad hoc group thrown together. The nominating committee is established by the by- laws, chaired by a presidentially appointed member of the board and composed of a minimum of two property owners elected by the membership. Those two people were Donna Gray and Billy Orndorff. A vacancy was created when Billy became a board member. So, the chair decided that an expanded nominating committee would best ensure that all candidates were evaluated fairly. So, the chair identified 4 former board members and, having received their consent, recommended to the board that they be approved as members of the nominating committee IAW the established by law procedures. The board approved Greg Young, Jack Davis, Patricia Chilcote and David Cook to serve as the nominating committee along with Donna Gray. They are the nominating committee until replaced by a new committee elected at the annual meeting. Any description of the committee as "ad hoc" in an effort to trivialize it, cast aspersions on it, or question its legitimacy is inappropriate and wrong.

The committee was furnished the candidate information sheets and given the mission of evaluating them with a "1" being the most recommended candidate and "5" being the candidate not recommended for one of the four positions. The committee was given the option of meeting as a group to reach consensus or to evaluate the candidates individually and report their evaluations to the chair. They chose the latter. The chair, who decided not to vote in these deliberations, simply recorded the scores with the four lowest scores being the recommended candidates.

Committee members were promised that their individual rankings would be kept secret.

When evaluating candidates, the "what have I done for the community" factor was more important than the "what I want to do while on the board factor" which was more important than the "why do I want to serve on the board" factor. The committee was also allowed to consider any personal knowledge (not hearsay) that they had about any candidate. Finally, the committee was told it could choose to, but didn't have to, consider how well the candidates complied with the instructions vis a vis completion of the candidate information sheets.

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

Following these criteria the committee recommended Jonathan Morrison, Billy Orndorff, Mackenzie Williams and Marc Nelson for the Director positions.

The candidate information sheets are now available for general review on [bmpoa.org](http://bmpoa.org)

### **Election Procedures** (Mike Veasey)

Mike provided the following:

- The annual meeting will conduct an election for two purposes: election to the board of directors and approval or disapproval of two amendments to the bylaws. The change to the by-laws is driven by directive of the Commonwealth's Attorney.
- Election for the unopposed candidates will be conducted by acclamation.
- A ballot has been designed to support the election for the contested positions (to include a proxy form.) A cover letter forwarding the ballot and proposed by law changes has been printed and mailed today.
- Completed ballots must be received by post office closing on August 15 to be counted OR one can bring their ballot with them to the annual meeting to save the cost of postage. Ballots will be available at the annual meeting ONLY for new property owners who did not receive a ballot in the mail.
- A 3-person property owner but non-board member committee will count the ballots on August 16 to get preliminary results and minimize the counting at the annual meeting itself. This same committee will collect ballots at the annual meeting, add them to the preliminary results and give the final tallies to the nominating committee chair who will announce the results to the membership.

President Critcher informed everyone that the BMPOA Ballots will include two (2) amendments to the BMPOA Bylaws. The Ballot documentation will include the exact amendments. He then explained that the first amendment is adding sections 'l' and 'm' to Article III, Board of Officers and Directors, section 3.2, Duties and Responsibilities of the Board. The first amendment includes procedures for removal of any person from a Board of Directors meeting, membership meeting, or annual meeting if that person engages in disruptive, threatening, or otherwise inappropriate behavior that interferes with the orderly conduct of the meeting. The second amendment clarifies the use of proxies for any voting procedures. This would be added to the last sentence of Article VI-Association Meetings, paragraph 6.2 Notices. The addition would read "Proxies may only be granted to another member of the Association; no proxy may be given to or exercised by a no-member".

He then stated that he has never seen a better voting process than the one Mr. Veasey has provided this year. He suggested that BMPOA members ignore any negative remarks provided by discontent personnel on the unsupported BMPOA Facebook page.

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

### **Roads Report** (Carl Herz)

Carl provided the following:

- Most of the Spring maintenance is caught up on. We've used about 16 truckloads of gravel (over 250 tons) to restore road base throughout the areas. Several more truckloads to go in certain spots of several roads deemed rough or bare.
- The crew will be obtaining four new culvert pipes, each 20' long, for use on failing/damaged culverts. The first two will be on lower Rocky Springs and Spring Hill Rd. The second two are TBD, and will be stored with the other(s) at the lodge.
- FAREWELL - Since I regrettably can't make it to the annual meeting, I'd like to take a few minutes to thank the board and all of the engaged mountaineers, friends and neighbors who put in the countless hours of effort, sweat, and sometimes tears to build this community up and keep it a desirable place to live, work and play. It has been an honor and a privilege to serve on this board for the past 10+ years. I wish the incoming slate of new members as well as the incumbent board members the best in their endeavors, and I do look forward to continuing to contribute to our community in other ways now and in the future.
- After Carl completed his report and bid Farewell, President Critcher thanks Carl for his super work taking care of so many BMPOA projects, plus the Roads committee, and additional work over the last 10 years

### **Public Safety Report** – (No Chair)

No Report

### **Recreation Reports** (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder):
  - o The Lodge had a great spring and summer season. We are in the lull of dead hot summer now with a break before the fall season picks back up!
  - o Residents had a great time coming and enjoying the fireworks from the lodge lawn and deck, so we decided to not book the lodge next fourth of July. This way residents can come as they please on the 4th of July weekend next year to watch fireworks from the lawn/deck.
  - o One of our clients made a "blue mountain" cupcake lazy Susan stand and it is awesome. They left it for us to continue to use for community events.
  - o One of the fans was making a crazy noise, we had a handy man come out to fix it.
  - o We also had two hornets' nests that our pest guy had to come back and take care of, all set with no hornets now!

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

### **- Social Committee (Mackenzie Long):**

- Mackenzie reported the following:
  - The Luau was a great success. Almost 100 people attended the summer party at the lake! Despite the rain and a couple hiccups with the catering (we didn't have plates or forks), everyone had a great time. We again had new folks show up that had not previously attended a BMPOA sponsored event! Thanks to all who helped with set up and take down – especially Billy O.
  - I would like to start booking and planning the fall gala as soon as possible. My idea is that we would have an event similar to the party Kris Nelson planned, a daytime event geared towards children, and an evening event that has live music, food and drinks. I have gotten some initial quotes for my ideas, I need board approval on a budget as soon as possible, hopefully this evening, so I can book vendors. Here's my rough breakdown of costs:
    - - Bounce house \$320 (including all fees)
    - - Face painter (\$150+ tip)
    - - Band for 4 hours, Rusted Blue (recommendation from Jim Cook) \$800 +tip
    - - Food \$2k St. Josephs Catering +tip
    - - Soda, juice, water, some alcohol, \$300
    - - Decorations \$200
  - She requested \$3,500 for the Fall Gala party. A motion was made to approve that amount. It was seconded. As her explanation was very clear, when the President asked for discussion, there was none. The board approved the request for up to \$3,500 for the fall party.

### **- Deer Lake Recreation Area (Chairperson Garrett McNamara):**

- Garrett informed us he installed a cable and two sign combo at the top of the unauthorized trail that led to the lake from Blue Mountain Road. The signs are Do Not Enter and a No Trespassing one.

### **- Blue Mountain Historical Files Preservation Project (Sandy Flynn):** Sandy provided the following information:

- We now have 816 documents organized into 10 folders for upload to the cloud. 90% completion estimate.

## **Lodge Repair Committee Report (Jonathan Morrison)**

- Jonathan couldn't attend. Nothing to report.

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

### **Membership Committee (MC) (Allison Radcliffe)**

Allison provided the following

- Welcome booklets have been completed. A link for the PDF of the Welcome Booklet has been uploaded to the BMPOA website. The booklet is ready to be sent for printing. National Media will provide a quote for the printing and binding of the booklets. We agreed to print 20 booklets for the upcoming year.
- (6) houses for Sale. (4) houses under contract. (6) houses sold.
- Introduced new homeowner Tom Dorrell who was present at the meeting.
- Reached out to new homeowner Monique de Quay-Jones (333 Woodpecker Way) via email to welcome her to our community

### **Architectural Review Committee (Jim Critcher)**

- President Critcher said a recent request for ARC review asked us to allow black aluminum siding. That request was denied and the requester was provided information on BMPOA new building construction.
- He asked everyone to contact the ARC if they see something out of BMPOA's building requirements as this is how the ARC can determine the possible issue.

### **Covenants Enforcement Committee (Billy Orndorff)**

- Responded to a complaint that Chipmunk Trail was closed to through traffic. Found a milling operation taking place. Spoke with the individual responsible for the work. He explained what he was doing and was informed that he could not block the road. He assured me he would not block it and stated he was unaware it was an issue. The individual was cooperative and spoke with nearby residents about the operation.

### **Covenant Review/Modernization Status (Erica Santana)**

This is on hold.

### **Deer Lake Reports**

- **Lake Operations** (Toni Billington):
  - o We have had 946 homeowners & guests visit Deer Lake.
  - o We have had 40 people turned away
  - o 11 people turn away with dogs on weekends
  - o On 7/4 we had to inform someone from Hot Tub Heaven no glass, no issues. Also on 7/4 we had a homeowner, Brian West refuse to sign in. This became an issue as he had been drinking & driving. Alcohol could be smelled on his breath, and cans on

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

floorboard. I personally asked him to leave after pointing these things out to him. He did ask when the next board meeting was & I told him. He said he would try to make it, but he did not show up.

- On 7/6 someone removed the dock, which was sitting on the Dam to drain, and placed it on the beach & water. On 7/8 our security guard got it further up & off the beach. Several beach goers complained that it was a safety hazard to children running into it. The dock remains & is an eyesore.
- A request to add two new rules: 1. Homeowners & guests are required to sign in. 2. Passes that have been altered will be confiscated.
- "Lake talk" a request for a trash can near porta potty. This has been granted & completed. Homeowners would also like to see the dock repaired & functional again. Many also complemented on how the lake looks.

### **- Dam Maintenance (Carl Herz)**

- The chain and posts, with some signage, have been placed across the top of the Blue Mountain Road walking trail to the lake. Thanks Garrett!
- The overflow has been working well and hasn't needed to be unclogged since spring. As usual, we will continue to monitor.

## **OLD/FOLLOW-UP BUSINESS**

- Firewise Grant. Patrick said BMPOA received \$9,999 from VDOF from the Grant he submitted.
- Bird Savers Quote (Erica Santana)
  - Erica was not present, however she sent the Board a quote the morning of this meeting. President Critcher said the Board did not have time to review and properly address this request. A discussion included several home owners voicing their concern and support of getting something done soon. President Critcher listened to their concern but stated that due to receiving the information and quote only this morning, this will be included in the September 8, 3035 Business Meeting. Secretary Patton was asked to provide Lodge Coordinator Morgan Fox the email Erica provided that includes: the Acopian BirdSavers quote; Easy Deploy Modification Cost Breakdown; and a video showing how the BirdSaver works. The estimate included the total cost of \$1,451.00. Morgan will review and provide information at the September meeting.

## **NEW BUSINESS**

- There was no new business scheduled for this meeting. However, President Critcher informed all present that about 90% of all new buildings on the mountain are requesting a Conditional Use Permit (CUP) from Warren County. He requested that the secretary add a discussion on the possibility of limiting CUP requests to the September Board meeting.

## **Public Comment (3-minute Limit each) (Secretary Patrick Patton) (Attachment 1)**

## **BMPOA Monthly Board Meeting Minutes: July 14, 2025**

- No one requested public comment time.

### **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 7:00pm.