

BMPOA Monthly Board Meeting Minutes: June 9, 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, Erica Santana

Board Members Absent: 1st Vice President Harry Davis, 2nd Vice President Jonathan Morrison,

Guests: None

Total Number of Membership and Guests Present: - 7 Board Members, 11 Members, 0 Guests

Items of discussion: President Introduction, May 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 6:02pm welcoming everyone. He then asked the secretary to provide information on the May 2025 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

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

Nominating Committee Report (Treasurer Mike Veasey)

Mike provided the following:

These people have volunteered to assist in this year's nominations: Donna Gray, Greg Young, Jack Davis, Patricia Chilcote, David Cook, and Erica Santana. As of today, we have 1 candidate for each of the following positions: President; 1st Vice President; 2nd Vice President; and Treasurer. There is no candidate for secretary but 7 candidates for the Director positions. We need to send out ballots to the entire BMPOA owners. He explained what the Nominating Committee is required to do before sending out the ballots. He then made a motion for the Board to approve the candidates for the Nominating Committee. It was seconded. Discussion included asking how long the candidates would be on the committee. Mike informed us that they would be on the committee only for this voting period. The motion was approved with 6 approved 1 abstained.

Ballots that are in the mailbox on August 15, 2025, when the post office closes, will count. Any ballots after that will be declined. Mike will contact 3 BMPOA members to be the ballot counting committee. The names will be provided at the July meeting. They will meet on Saturday, August 16, 2025, and count the mailed in ballots. They will provide the preliminary vote count to him Sunday morning, August 17th. People that come to the Annual Meeting can vote in-person there. After all ballots and in-person votes are counted the new Board of Directors will be announced. He explained proxy voting can be done by any BMPOA home owner providing their proxy vote to another BMPOA home owner.

Any member of the association can run for any position on the board, even those that are still encumbered. The window for nominations is now open until 30 June. If anyone cares to be

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considered for election to the board of directors, they need to send an email to mike_veasey@yahoo.com.

Financial Report (Treasurer Mike Veasey)

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

BMSD

- Income this period of \$9792 (\$5000 road impact fee, \$4792 sanitary district fees)
- Expenses of \$48,311 (\$1000 legal, \$6543 stone for roads, \$7947 road maintenance, \$192 postage, \$291 supplies, \$695 lake and dam maintenance, \$24,880 common area maintenance, \$870 mowing, \$3925 lake security, \$1968 yard clean up)
- Checkbook balance \$149,837 reserve CD \$64,386 total available funds \$214,223

BMPOA

- Income this period \$8525 (\$8000 lodge rentals, \$525 donation)
- Expenses this period \$6467 (\$214 internet, \$127 electric, \$774 social event, \$3000 wedding/event compensation, \$250 marketing compensation, \$840 lodge cleaning, \$262 maintenance supplies, \$1000 donation)
- Checkbook balance \$51,311

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 bmboa.org, however, if you have any questions don't hesitate to contact him.

Roads Report (Carl Herz)

Carl provided the following:

- Long list of roads requiring repairs, starting in area 1 and 2. The smaller tractor also required repairs, it should be available this week as well. Will cover area 3 and 4 for small road repairs and potholes. The spring maintenance was not completed before these breakdowns so we're running a little behind. Some larger projects on hand area some road grading on Shady Tree, more ditch maintenance throughout all areas, culvert replacements at Spring Hill and lower Rocky Springs, and numerous roads to get new gravel surfacing throughout all the areas over the next couple of months. We will be spending a lot on gravel. Heavy rains earlier this spring, along with a wet start to summer, are affecting the roads significantly.

Public Safety Report – (No Chair)

No Report

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Recreation Reports (Chairman Jonathan Morrison)

- **Lodge Activities/Events** (Morgan Fox Elder):
 - The lodge has been in full swing with wedding & event season. We've had multiple back-to-back weddings and will have a break from bookings after the 4th of July weekend. We were featured in the Best of NOVA Magazine, they had a wedding special and we were asked to be part of it! Super exciting.
- **Social Committee** (Mackenzie Long):
 - Mackenzie reported she had secured the catering contract and was just finalizing the smaller details for the summer party. Jim Critcher stated it had been brought up that there was a question of whether it was appropriate to serve alcohol at community events that were advertised as family friendly but stated it would be discussed at a future meeting.
- **Deer Lake Recreation Area** (Chairperson Garrett McNamara):
 - Carl provided information on the Handicapped ramp/dock. Jonathan and Carl will review what is needed and made a motion to approve up to \$1,000 for new floatation cells to support that dock. It was seconded. Discussion was asked about putting support beams under it instead of having to replace the floats ever so often. Carl said because of the rise and fall of the lake levels this would not be feasible. Jim Cook suggested raising the motion amount to ensure it was permanent and could be done quickly. The motion was changed to up to \$3,500. This was seconded and approved unanimously.
 - Garrett discussed the trail project he had been working on. One trail of concern is from Blue Mountain Road to the lake circumventing the security guard. This provides a way to get through to the lake circumventing the security. President Critcher informed us that this is not authorized in accordance with the BMPOA insurance. The insurance company knows our current guarding procedure that took a lot of work to get the insurance company to approve. The guard will be posted by the port-a-jon. Discussion resulted in the motion to approve up to \$500 to chain off the entrance to that trail in an unobtrusive location and purchase signs with no trespassing person entering at no risk, and BMPOA visitors must report in to the security guard upon entry. It was seconded. Discussion resulted in Carl and Jonathan completing this project and providing results in the July meeting. The motion of \$500 was approved unanimously.
- **Blue Mountain Historical Files Preservation Project** (Sandy Flynn): Sandy provided the following information:
 - So far, we have 392 files organized into 9 folders. The project is an estimated 80% complete. She is working with our web coordinator to resolve the storage issues. Jim Boyssanault volunteered to help Sandy and Sarah.

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Lodge Repair Committee Report (Jonathan Morrison)

- Jonathan couldn't attend. Nothing to report.

Membership Committee (MC) (Allison Radcliffe)

Allison provided the following

A) Homes for sale in the community: 5 under contract and a total of 9 for sale

B) Homes sold: 2

C) Welcome booklets are in final draft stages and will be available for review before July 14th meeting.

Architectural Review Committee (Jim Critcher)

President Critcher said there were no requests for ARC review.

Covenants Enforcement Committee (Billy Orndorff)

- Contacted the county regarding the abandoned house and abandoned vehicles at 215 Buck Road. The county has already issued a summons against the property owner.
- County officials have been unsuccessful in making direct contact with the owner, but legal papers have been served and are on file. I will also be sending the property owner a letter outlining our BMPOA covenants.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Billington):
 - As of 5/23 we have had 177 people visit the lake. 11 people were either turned away, or turned around (no pass).
 - 6 dogs were turned away because they came on a weekend
 - 1 person was caught fishing on the beach. Another issue came up with glass bottles left behind.
 - Lake needs trimming along the road. This was resolved by the contractor after the meeting.
 - Porta potty is unbalanced & not ADA compliant. We were going to turn it around, but L&B was not able to remove the cable from the porta potty. Even if we did, it likely won't be leveled. Carl had an idea of using gravel. If that doesn't work, the small tree might have to go.
- **Dam Maintenance** (Carl Herz): Nothing to report at this time.

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OLD/FOLLOW-UP BUSINESS

- Firewise Grant. Patrick said that the VDOF Grant was submitted. He will provide the results in the July meeting.

NEW BUSINESS

- Mike Veasey said we have a request for a donation to Warren County Fire. National Fire Safety Council to provide information to children on how to prevent fires and what to do if there is a fire. Jim cook provided information on the program and stated that Front Royal donated \$5,000. Patrick made a motion to approve a \$1,500 donation to the National Fire Safety Council. It was seconded. Discussion included where the money comes from. Mike said it was BMPOA money. Another member asked if this should be a recurring request. They were told it is. Erica asked if we had any input as to the usage of the money. Mike said it was strictly to provide information to children on how to prevent fires and what to do if there is a fire. The discussion included President Critcher requesting amending the amount to \$1,000 based on other donations we do. Patrick agreed with the amount and amended the motion to be \$1,000. This was seconded. No one wanted to discuss it further and the motion of \$1,000 was approved.

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

- Tim Baker (134 Far View Lane) requested that the Roads Committee please ensure Far View Lane is taken care of as it is in dire repair. Carl agreed and ensured Mr. Baker's request would be completed.
- Erica mentioned Bird Savers creates unobtrusive bird diversion devices to help us with the bird strikes and deaths at the lodge. She will be providing the vendor our needs to get a quote for the July meeting.

Erica informed the attendees that Patrick was leaving the secretary position and we need a replacement. Mike informed them that we must provide this to the State who the 5 officers of our corporation are. We do not know how long the State will leave this position alone before making any decision on the corporation. The question was asked if the position could be a 1-year position. According to our bylaws the position is elected at the Annual Meeting of the Association and serves for two years in accordance with Article VII of the BMPOA Bylaws

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 7:20pm.