

BMPOA Board Meeting Minutes

Date & Time: Monday, November 10, 2025, at 6pm

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

Meeting recorded by Secretary Jim Boissonnault

Board Members Present: President Jim Critcher, Treasurer Garrett McNamara, 1st Vice President Jim Cook, 2nd Vice President Toni Billington, Secretary Jim Boissonnault, Directors at Large –Marc Nelson, Billy Orndorff, Mackenzie Williams, Brian Elder

Board Members Absent: 0

Guests Present: 8

Totals: 9 Board Members, 8 Members, 0 guests

1. **PRESIDENT CALL TO ORDER/OPENING REMARKS** (President Jim Critcher)
The President called the meeting to order 6:00 pm, introduced and asked the Secretary to review the October 2025 minutes.
2. **READING/APPROVAL OF SEPTEMBER 2025 MEETING MINUTES** (Secretary Jim Boissonnault)
The Secretary stated the September meeting minutes were reviewed and agreed upon by all Board members via email. A motion was made and seconded to officially approve the minutes.
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)
The Treasurer reported the following:

BMSD

FY 25-26 BMSD Funds Report - Oct EOM 2025		
<i>Balance on 1 Sept 2025 (New FY)</i>		\$255,889.76
	This Period	FY Total
Revenue	\$694.18	\$2,855.82
Expenses	\$7,112.95	\$17,470.64
Ending balance (checking + savings)	\$241,274.94	-

BMPOA

FY 25-26 BMPOA Funds Report - Oct EOM 2025		
<i>Balance on 1 Sept 2025 (New FY)</i>		\$51,155.01
	This Period	FY Total
Revenue	\$3,100.40	\$5,500.82
Expenses	\$9,675.95	\$14,976.81
Ending balance	\$41,679.02	-

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

Nothing to report.

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

Jim reported:

- New culvert installed at Peewee and Indian Pipes.
- Majority of drainage ditches cleared and graded for leaf removal.
- Collapsed culvert at Henry and Cliff scheduled for repair.
- Collapsed shoulder on Source scheduled for repair.
- Collapsed culvert on Rocky Springs scheduled for repair.
- Regrading of Peaceful Lane due to drainage issues (draining into an owner's garage) scheduled.
- A new gravel delivery company has been engaged w/substantial savings on gravel (estimated over \$7K).
- He is working with the new company to see if owners can receive the same pricing for gravel delivery to their property and pay the delivery company directly. Jim will update on this as it develops.

Jim also requested approval for funds to purchase a box blade for the road crew to be used to pull gravel back up to the surface of our graveled roads which has the potential to save \$8K-\$10K annually via gravel recovery. The blade would cost \$1,500-\$2,000. A motion was made for up to \$2,000, seconded and approved unanimously.

Jim also noted Indian Pipes Road was originally meant to connect from Rocky Springs Lane to Pee Wee Lane. However, only $\frac{3}{4}$ of the distance was completed, with Indian Pipes not actually connecting to Pee Wee. The investors developing the 4 lots on Peewee as short term rentals (CUPs or Conditional Use Permits) cut 70 yds in on the Peewee end to reach their lots. This split Indian Pipes would present risks with regard to emergency personnel not knowing the ends of the road don't connect. BMPOA worked with developers to get road completed by October 2026.

6. **LODGE REPORTS** (Morgan Fox Elder)

- **Events and Activities/Events**

Morgan reported the season has ended and the building would be winterized this weekend or next weekend.

- **Lodge Repair**

Morgan reported she hopes to have the 5-year plan ready for the next meeting.

- **Lodge Bird Determent**

Morgan presented a recommendation for bird mitigation to reduce/prevent bird deaths due to birds flying into the lodge windows. She walked through her process for reviewing options and the final recommended solution was a combination of the Bird Saver system (external) and shades/blinds/curtains (internal) to be installed Q1 2026.

- **Lodge Historical Reference Committee** (Sandy Flynn)

Sandy reported the history project is complete, all remaining materials are in a box with labels and asked that box be stored in the lodge attic. She also noted we have 1,067 files in the project, plus two Jack Davis Folders; one of which needs to be downloaded to be read. His CD and zipped USB drive are in the box as well. Additionally, Bill Jahn's

complete set of newsletters gifted to BMPOA are in the box at the Lodge. I added 63 of Jahn's files to the project as well as his own folder. Also in the box are some artifacts, not included in the uploads and a roll of original surveys wrapped in a contractor bag on top of the box.

Sandy mentioned William Jahn (known as Bill) lives part time in the last house on the left before the Lodge, and has for over 60 years. At 92 he is incredible to listen to and so full of history it is spilling out. He can't wait to address the Board one day and hopes to hear from Jim Critcher about when that might happen.

7. **RECREATION REPORTS** (Garrett McNamara)

- **Recreation Area** (Garrett McNamara)
Garrett reported work on the multiyear plan was continuing.
- **Lake Operations** (Toni Billington)
Toni reported the lake was still there. Toni and Marc Nelson reported meeting with previous Board member Carl Herz re: dam responsibilities and will meet again for full materials and knowledge transfer. They will also walk the dam again now that the growth has been cleared and inspect one area for water retention once we get some rain. The dam is good re: county inspection for another two years.

8. **ARCHITECTURAL REVIEW COMMITTEE** (Jim Critcher)

Jim noted we are receiving the usual requests. There was discussion of 28 Henry Way having been purchased by an investor and the vinyl siding has been painted bright green. ARC wasn't aware of the painting but opted not to intervene. ARC will try to reach the investor re: BMPOA regulations.

Jim also spurred discussion about the growth of conditional use permits (CUPs), typically used to refer to short-term rentals/Airbnb on the mountain. Jim noted he is seeing more requests at a faster pace than ever before. One example noted was on Indian Pipes, where there are three lots purchased for commercial use only, with no intention of owner residency. A house has been built on one lot with plans for two more on the remaining two lots. Jim would like Board members to consider the CUP growth and have future discussion. Jim also asked the previous Board Treasurer Mike Veasey for input on whether the permanent CUPs constitute a business as described in the BMPOA Bylaws and Mike noted the bylaws state owners can't live on the property and run a commercial business from the property.

9. **COVENANTS ENFORCEMENT** (Billy Orndorff)

Billy reported:

- The 280 Trillium Trail trash issue is being mitigated; the owner has hauled out about three truckloads and is working on it.
- Old, unused jeeps are sitting in the yard at 4631 Blue Mountain Road and his understanding that the owner has been approached in the past with no result; Billy will turn to the County next.
- He received a rooster complaint for Indian Way and is following up. Warren County ordinance says no roosters

- The owner at 412 Trillium is converting a dump container into a workshop, that the inside of the container is hardwood, has AC, the outside has been painted black and will be covered over soon with wood to match the home. It isn't attached to the house and won't actually be visible from the road. The owner also has a regular sea container in the yard for work debris from the container-to-shop project. This address also has a Bronco for sale parked next to Blue Mt. Road that had a for sale sign that fell down; owner reports if not sold in next week, he'll pull the vehicle up and put it away; has runaway of very bright lights; on a timer and he'll adjust the timer so they don't stay on so long;

10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe)

Allison reported:

- (5) houses for Sale
 - 111 Bloodroot Rd
 - 92 Shady Tree Ln
 - 4769 Blue Mountain Rd. – under contract
 - 157 Woodthrush Way
 - 4871 Blue Mountain Rd. – under contract
- (0) houses sold
- Emily Ford is a resident of BMPOA and lived on the mountain for over 20 years. She is a nature enthusiast and plant lover. She has offered to share some of her plant enthusiasm to help both NEW and more seasoned residents of Blue Mountain in hopes that we all help to make our yards part of the nature ecosystems of the mountains. She has a strong background in native ecosystems and botany and loves to promote native plants and habitats. She has also spoken about setting up a native seed exchange on the mountain.

Jim Critcher and Allison discussed notifying residents of Emily's offer via the BMPOA website and later, via the email blast platform. Allison will work with website support Sarah Hutchison.

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)

- Mackenzie reported the Fall Gala was a great success with great turnout. The day portion was around 25 kids; hard to get exact count because coming & going; face painting, crafts, snacks...In the evening over 50 people attended; ordered enough food and drink for 50 people and we ran out. She also noted no cookie exchange this year, but maybe a holiday party at the lodge? The other update—Mackenzie requested Cathy Joe (presumably Kathy Jo Cook) officially be added to the Social Committee. Jim Critcher thanked Mackenzie and passed on positive comments he'd heard on the gala execution and attendance.

12. OLD/FOLLOW-UP BUSINESS

- **USPS Mailboxes on Freezeland Road and Old Log** (Jim Cook)
Jim is looking at mailboxes on Indian Lookout & Blue Mt. Rd, Cliff & Blue Mt. Rd., Black Walnut & Blue Mt. Rd., and Old Sawmill.
- **BMPOA.ORG website contact emails** (Jim Boissonnault)
Jim is working with the web support team, Sarah and Ben.
- **Email Platform for BMPOA Communications** (Mackenzie Williams)
Mackenzie presented the proposal; there was general discussion and comments. The Board reviewed the proposal; a motion was made for \$1k funds to pilot the platform for two years; the motion was seconded and passed unanimously.

13. NEW BUSINESS

- **2026 BMPOA Sanitary District Fees** (Garrett McNamara)

BMPOA Board Treasurer Garrett reported on the Warrant County fees process, when the County asks for our fees/changes for assessments. Garrett recommended BMPOA eliminate lot fees and move to home value assessments as the basis for fees. This is in line with what the County is doing. Garrett proposed \$0.27 per \$100 of home assessment. The new fee structure would bring in about \$243K after Warren County processing fees.

There was general discussion, including input from the previous Board Treasurer that the proposed change is a good idea. There was a motion to increase assessments to \$0.27 per \$100 of assessed home property and eliminate lot assessments. The motion was seconded and approved by the board. Jim Critcher asked that the current treasurer and previous treasurer work together on the justification language that will be provided to the County.

14. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (President Critcher)

There were two speakers: Kris Nelson and Erica Santana.

- Kris Nelson thanked people for supporting good candidates in recent elections and for the positive outcome for the Samuels Library. She encouraged people to run/find new candidates and noted how for recent elections, a bi-partisan process was used to find good candidates.
- Erica spoke of her extensive research into bird death mitigation under the previous board, noting that many community members expressed a desire for a solution. She noted the American Bird Association has a site where all systems are evaluated, that she had gone through 228 different systems and noted the system proposed under the previous board—the Bird Saver system—is the most effective. Erica also expressed the system should be put in place as soon as possible and not a year from now.

Jim Cook commented that the system would be installed in Q1 of 2026, before bird migration begins.

Jim Critcher noted that this marks the final public input phase for the bird death mitigation.

15. MEETING ADJOURNMENT (President Critcher)

There was a motion to adjourn the meeting. It was seconded and approved by the Board. The meeting was then adjourned at 7:00pm.

BMPOA Board

Office	Officer
President	Jim Critcher
1st Vice President	Jim Cook
2nd Vice President	Toni Billington
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)*, Patrick Patton, Marc Nelson
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller
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 Committee	Garrett McNamara (Chair)
Deer Lake Operations Sub-Committee	Toni Billington (Chair)*
Deer Lake Recreation Area Sub-Committee	Garrett McNamara (Chair)*
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*