BMPOA Board Meeting Minutes

Date & Time: October 10, 2026 @ 6 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, 2nd VP Toni Billington, Treasurer Garrett McNamara, Secretary Jim Boissonnault, Director Marc Nelson, Director Billy Orndorff, Director Mackenzie Williams
BMPOA Members Present: 8 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 (President Critcher): Time: 6:01 pm.
2. APPROVAL OF PREVIOUS MEETING MINUTES (Secretary Jim Boissonnault): Unanimously approved.
3. READING FINANCIAL REPORT (Treasurer Garrett McNamara)

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

BMSD

BMSD Funds Report - FY27 September EOM		
Checking balance on 1 Sept 2026 (New FY)		*$240,630.51*
Minimum reserve target		*$100,000.00*
	This Period	FY Total
Revenue	$0.00	$0.00
Expenses	$28,959.82	$28,959.82
Ending balance (checking + savings)	$281,147.49	-
Revenue by category:		
Donation	$0.00	$0.00
Road Impact Fees	$0.00	$0.00
Sanitary District Fees	$0.00	$0.00
CD interest	$0.00	$0.00
Refunds/Reimbursements	$0.00	$0.00

BMPOA

BMPOA Funds Report - FY27 September EOM		
Balance on 1 Sept 2026 (New FY)		*$50,107.66*
Minimum reserve target		*$25,000.00*
	This Period	FY Total
Revenue	$12,600.43	$12,600.43
Expenses	$2,722.70	$2,722.70
Ending balance	$59,985.39	-

4. NOMINATING COMMITTEE REPORT – (Jim Cook, Chair): None; committee is dormant.

5. ROADS REPORT (Jim Cook, Chair)
   - More culverts put in to eliminate problem areas.
   - Busy with fallen/falling trees; working to remove dead trees ready to fall at any time.
   - Pot hole repairs continuing until weather prevents the work, then on to snow removal.
6. LODGE (Morgan Fox Elder, Chair)
   - Rentals still in season; moving along.
   - Remaining curtains to be installed soon on large westerly windows.
7. RECREATION REPORTS (Garrett McNamara, Chair): Main news is the Lake, reported by Marc Nelson
   - The blue-green algae mitigation continues; has been sprayed twice.
   - Inspections will continue; if issue remains, another spraying will occur.
   - Focus is on killing algae off slowly to avoid fish kills.
   - People may swim now, but should avoid places where they can see any blue-green algae.
   - Pets may not swim/enter the water because they are at risk of death if they ingest the algae.
   - BMPOA isn't using copper-based treatments because of the risk to fish.
8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher, Chair)
   - A project on Indian pipes was approved.
   - All new constructions over the past two years have had a conditional use permit attached to the build.
   - Communications with owners & contractors have been very good.
   - We are receiving Warren County monthly building permit reports that allows us to stay on top of new work.
9. COVENANTS ENFORCEMENT (Billy Orndorff, Chair)
   - An unscreened firepit was reported and owners notified and screen installed. Firepit was otherwise well-done, with full buffer of surrounding gravel.
   - Three Airbnb and two BMPOA members were reported fishing at the lake during the algae bloom and before water was treated. They were informed that the algae was toxic and the left.
10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe, Chair)
    - Jim B. and I have completed the new member welcome doc revisions this past weekend.
    - Includes removal of Facebook info, addition of a new welcome page and updates to the native plants section.
    - Re: homes – 5 active listings; 5 sales in August & September.
11. SOCIAL COMMITTEE REPORT (Mackenzie Williams, Chair)
    - No new updates.
    - Reminder 1st annual chili cookoff is coming Nov 1 6-10 pm as is the December 19 holiday party.
12. BYLAWS MODERNIZATION COMMITTEE (Jim Boissonnault, Chair)
    - Initial discussion to agree on conceptual approach, goals & targets, and work methodology.
13. POLICIES COMMITTEE (Jim Boissonnault, Chair)
    - Four initial policies drafted: Communications, Committees, Public Meetings, Complaints.
    - General approach: draft, vet with attorney, take vetted draft to the Board of public discussion, Q&A, make changes, submit for attorney re-vet if needed, schedule vote to ratify, post on website.

14. OLD/FOLLOW-UP BUSINESS
    - USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)
        - Mailboxes ordered; installs to start around 1st of next week.
    - Code of Conduct Review & Edits (Jim Boissonnault)
        - Revised Code and current Code reviewed by Board.
        - Ratified by unanimous vote and signed.
        - One member question committee to investigate board member issue and impartiality; answered that there will be a separate policy chartering that committee and board members will shape that policy.

15. NEW BUSINESS
    - COMS Committee Discussion (Jim Boissonnault)
        - Board discussion around chartering committees and coming committees policy.
        - Mackenzie to prepare a COMs committee purpose as a start.
    - Facebook Page Re-visit (Mackenzie Williams)
        - Following Board discussion, Facebook discussion is tabled until committees policy is ready and COMs has been used as a pattern/demo for the committees policy.
    - Board Information Packets (Mackenzie Williams)
        - Board discussed idea presented: information and proposal packets prepared and distributed to board members for review prior to public discussion and vote to help insure members have needed information.
        - The Board agreed to continue discussion on the topic.
    - Lawn Mowing at the Dam (Marc Nelson)
        - This item was overlooked when agenda was put together; was supposed to be under new business, so added real-time.
        - Question was funds approval for state-required lawn mowing for dam. This is routine maintenance, state-required and was informational; vote not required.

16. PUBLIC COMMENT (3-Minute Limit per Person) (President Critcher)
    - Speaker: Dan Zeman spoke about the September Lodge vote.
    - Speaker: Mackenzie Williams spoke as BMPOA member re: planned Trick-or-Treating.
    - Speaker: Erica Santan asked clarification questions re: policy work reported during meeting; received answers, since these were simple clarification questions. Also asked re: final result of the bird savers; secretary to follow up.

17. EXECUTIVE SESSION
    - Contract Discussion: Lodge Manager
    - Personnel Discussion: Board Fiduciary Duty
    - Exec session started 7:17 pm and ended at 8 pm.

18. MEETING ADJOURNMENT (President Critcher)
    - Exited executive session at 8 pm and adjourned the public meeting.
    - Prior to executive session, notified attendees there was no other vote or business planned for after the executive session so if anyone wished to leave, they could. All attendees left.

BMPOA Board Members

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)*, Marc Nelson*, Jim Boissonnault*
Bylaws Modernization Committee	Jim Boissonnault (Chair)*, Patricia Chilcote
Covenants Enforcement Committee	Billy Orndorf (Chair)*, Brendan Deviller, Sarah Conaway
Covenant Modernization Committee	Chair Open
Communications Committee	Mackenzie Williams*, Bryan Conaway, Allison Radcliffe
Legislative and Public Relations Committee	Chair Open
Lodge Activities/Events	Morgan Fox Elder
Membership Committee	Allison Radcliffe (Chair)
Newsletter Committee	Chair Open
Nominating Committee	Jim Cook (Chair)*, Allison Radcliffe, Donna Gray
Policies Committee	Jim Boissonnault (Chair)*
Public Safety Committee	Chair Open
Recreation Committee	Garrett McNamara (Chair)*
Lodge Activities/Events	Morgan Fox Elder
Roads Committee	Jim Cook (Chair)*, Vernard Collins, Garrett McNamara
Social Committee	Mackenzie Williams (Chair)*