

BMPOA Board Meeting Minutes

Date & Time: Monday, March 09, 2026, at 6-7 pm

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

Meeting Minutes recorded by Brian Elder at meeting, transcribed them by AI and provided them for editing and validation to Secretary Jim Boissonnault. Attendance/Speaker information was captured by Marc Nelson and provided to the Secretary.

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

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 Jim Critcher)
Jim Critcher opened called meeting to order.
2. **READING/APPROVAL OF JANUARY 2026 MEETING MINUTES** (Jim Cricther)
Jim Critcher noted the Secretary wasn't at the meeting and called for a motion and second to approve the January 2026 minutes that were reviewed previously by the board via email. The minutes were motioned for acceptance, seconded and unanimously approved.
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)
The Treasurer reported the following:

BMSD

FY 25-26 BMSD Funds Report - Feb EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$255,889.76
Minium reserves		\$100,000.00
	This Period	FY Total
Revenue	\$112,984.91	\$136,939.39
Expenses	\$12,607.63	\$66,287.17
Ending balance (checking + savings)	\$329,344.48	-

BMPOA

FY 25-26 BMPOA Funds Report – Feb EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$51,155.01
Minium reserves		\$25,000.00
	This Period	FY Total
Revenue	\$9,000.34	\$24,752.28
Expenses	\$24,752.28	\$29,736.19
Ending balance	\$45,734.60	-

4. NOMINATING COMMITTEE REPORT – (Jim Cook, Chair)

Nothing to report.

5. ROADS REPORT (Jim Cook)

Jim noted pothole complaints and the plan is to start filling them as soon as he has the full scope of the remediation; He noted he wants to move BMPOA away from the previous gravel to members practice where gravel would be delivered to a member's property, paid for by BMPOA and then the property owner would re-imburse BMPOA. This can lead to finance records issues since the reimbursement comes in as a random payment to BMPOA. The preferred new practice would be to have the gravel company deliver to the property owner and collect the amount due directly from the property owner. Jim noted this change can be decided and implemented directly by the Roads Committee without a need for a vote.

Jim also noted the gravel stores along BMPOA roads are for BMPOA road crews only and folks shouldn't help themselves to that gravel. Taking the gravel would amount to theft. If an owner needs a small amount, please reach out to the Roads Committee. If you need a large amount, get it from the gravel company. Don't take it directly from the piles. Jim also noted this information should be posted on the BMPOA website

Jim also covered this year's Firewise program. Firewise will go up for competitive bidding April 27. BMPOA property owner attendee and Firewise manager Patrick Patton said the grant was approved for \$9,999.

6. LODGE

- **Events and Activities/Events (Morgan Fox Elder)**

Morgan reported: Summer is fully booked due to coming HVAC; prep-work is underway for the annual blossom bash first weekend of April, when the lodge official opens for the season; window cleaning will occur per usual in April.

- **Lodge Repair (Morgan Fox Elder, Chair)**

Morgan reported: Lodge curtains have arrived and are under budget; bird deterrent cord system will be moving along now that it has been possible to get out on a ladder safely to measure; HVAC work is almost complete.

Morgan requested \$750 to paint the exterior beams and ceiling under the pea gravel patio. A motion was made, seconded and passed by the Board. This all-volunteer painting project will be done April 18th.

7. RECREATION REPORTS (Garrett McNamara, Chair)

- **Recreation Area (Chairperson Garrett McNamara)**
- **Lake Operations (Toni Billington)**
- **Dam (Mark Nelson)**

There was general discussion about the recreation area 5-yr plan and 2026 improvements:

- The Treasurer had submitted a 5 yr plan; President Critcher asked that we start with a 1-2 year plan then revisit mid-range planning to ensure we are keeping our eyes on expenditures.
- For this year, 2026, President Critcher suggested we operate with a modified amount of \$5K and try to combine lake and recreation plans in the \$5K, prioritizing activities that provide a direct return for members.
- The final plan was to allot \$8K for the upper rec and the lake areas for: 1 new picnic table at the upper rec area, 1 new picnic table at the lake, stairs between the road and the beach area at the lake to make lake access easier, general cleanup at the upper rec (downed tree removal), some creek area cleanup
- There was also some general discussion re: lake security with some concerns voiced about the cost and questions about our insurance. This included a previous failed attempt to bid out the security at the lake that failed. I was noted that the current security guard has provided excellent service. The security discussion included ideas for staggering hours. Board member Toni Magro noted she is the POC for scheduling and calling off security when we have bad weather.

8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher)

Nothing to report.

9. COVENANTS ENFORCEMENT (BILLY ORNDORFF)

Billy reported two issues were dealt with on Source Lane and Blue Mountain Road.

10. MEMBERSHIP COMMITTEE (MC) (ALLISON RADCLIFFE)

Allison spoke with the BMPOA website admin re: adding Emily Ford’s background and offer to donate time & expertise with native plants to BMPOA members no that Spring is here.

<p>Active/For Sale:</p> <ul style="list-style-type: none"> ● 123 Far View Ln (coming) ● Lot 33 Dogwood Blossom Ln 	<p>Closed/Sold:</p> <ul style="list-style-type: none"> ● 28 Cliff ● 157 Woodthrush Way ● 201 Henry Way ● 173 Red Robin Ln ● 111 Bloodroot Rd
<p>Booklet Given:</p> <ul style="list-style-type: none"> ● 4769 Blue Mountain Rd ● 4871 Blue Mountain 	<p>Pending Booklet Deliveries:</p> <ul style="list-style-type: none"> ● 92 Shady Tree Ln ● 356 Chipmunk Trail Lane ● 28 Henry Way ● 63 Hickory Nut Rd ● 255 Dogwood Blossom Ln

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)**12. OLD/FOLLOW-UP BUSINESS**

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)
- HVAC and Lodge Holiday Bookings Policy (Morgan Fox Elder)

13. NEW BUSINESS

- BMPOA Rec Area plan (Garrett McNamara, Toni Billington, Billy Orndorf)
- Spring Cleanup Dumpster(s) (Billy Orndorf)
Billy requested \$5K for the annual spring cleanup dumpster—the same as budgeted last year. The amount was motioned, seconded and approved by the Board.
- Firewise Program and Spring Chipping (Jim Cook)
Jim Cook reported the annual chipping would begin the week of April 27 pending a board vote, after which a contractor would be engaged. The chipping cost was motioned, seconded and approved for \$25K. It was noted that some of the chipping cost would be offset by the Firewise grant. Jim also asked attendee Patrick Patton (who is responsible for the Firewise program) for input. Patrick noted the Firewise grant had been approved and that he was waiting for the full information from the sponsors to then post the Firewise information on the webpage, including a video. There was also discussion of gravel recovery (the gravel that gets pushed off the road during winter plowing). Board member Billy Orndorff mentioned he would like to see road work this year that included cutting back/clearing downed tree/tree debris that extends to the edge of the road due to plowing risks once snow hides these obstacles.
- Lodge Dumpster Service (Morgan Fox Elder)
Morgan worked with Jim Cook and proposed a permanent dumpster service for the lodge instead of clients leaving bagged trash/garbage in the kitchen. The proposal was for Freedom trash to provide a dumpster and pickup service at \$160/mo. The dumpster holds 20+ bags of trash. The dumpster was motioned, seconded and unanimously approved. Attendee Patrick Patton said he'd like to see a concealment wall around the dumpster; the Board agreed to revisit concealment once the dumpster location was set and the dumpster installed.

14. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (President Critcher)**15. MEETING ADJOURNMENT (President Critcher)**

Jim Critcher adjourned the meeting at 6:59 pm.

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)*, Marc Nelson, Jim Boissonnault
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)*