

## **BMPOA Monthly Board Meeting Minutes: May 12, 2025**

*Minutes recorded by Secretary Patrick Patton*

**Board Members Present:** President Jim Critcher, 2<sup>nd</sup> Vice President Jonathan Morrison, 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

**Guests:** None

**Total Number of Membership and Guests Present:** - 8 Board Members, 16 Members, 0 Guests

**Items of discussion:** President Introduction, April 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 April 2025 meeting minutes.

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

Patrick stated that the April 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 approved them as written and reviewed. The motion was seconded and a vote for approval/disapproval happened and the April 2025 meeting minutes were approved.

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

Mike stated all 9 members of the board of directors are up for election at the annual meeting in August. Five members have expressed a willingness to continue to serve on the board but four members have announced their departure. The four vacancies created by these departures are secretary, treasurer, first vice president and a director. In addition, we will need to elect 2 members of the nominating committee

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 considered for election to the board of directors, they need to send an email to [mike\\_veasey@yahoo.com](mailto: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://bmpoa.org>.

#### **BMSD**

- No income this period.
- Expenses of \$4145 (\$410 printing, \$1864 stone for roads, \$1162 road maintenance, \$404 postage, \$58 supplies, \$120 lake and dam maintenance, \$127 security)
- Checkbook balance \$188,357 reserve CD \$64,386 total available funds \$252,743
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### **BMPOA**

- Income this period \$6,000 (lodge rentals)
- Expenses this period \$2489 (\$214 internet, \$170 electric, \$522 lodge social event, \$200 wedding/event compensation, \$500 marketing compensation two months, \$760 lodge cleaning, \$88 cleaning supplies, \$36 wedding supplies) Checkbook balance \$49,253

Upon completion of his report, he asked if there were any questions on any of the financials. Justin Whitacre asked about the cost of labeling and envelopes for the Newsletter and Recreation passes. Mike explained this was annual and the costs were as low as possible. Justin thanked him and would like to talk at the next meeting about possible changes for next year's passes that would lower costs. Mike agreed and thanked him. Mike stated the BMSD and BMPOA financial reports are on [bmpoa.org](http://bmpoa.org), however, if you have any questions don't hesitate to contact him.

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

Carl provided the following:

We've had some pretty strong rains by now, which have done the usual bits of damage throughout the area. We addressed most potholes and ditches and culverts early last period, and need to continue this maintenance since recent rains and with significant rain in the forecast. The speedy crew is out now on patrol. We also have grading and road bed improvements scheduled this month starting in area 1, the lowest roads of BMR. Here's a reminder that spring is the busy time for maintenance and it takes us a little time to get around to everything. Thanks for your patience.

We periodically solicit for road maintenance help by qualified contractors to enhance our ability to be proactive and responsive to all of the community's roads. We will publish this in the newspaper and online for a period of time. In the past, unfortunately this hasn't turned up much so we always like to ask our neighbors and members to consider pitching in. With the ever-increasing construction and residency in recent years, the wear and tear on the roads is worse and requires much more maintenance. There's money in the budget to make these improvements.

We also want to continue to encourage everyone to take care of their road frontages for vegetation overgrowth if you're able. This is the season where the bush grows back out, and we can't just rely on the UPS and FedEx trucks, and construction traffic to get it all, so we will also be working on this maintenance. It's also another opportunity for anyone who's interested to consider offering professional services, so if you or someone you know is qualified for this or any other work, please let us know.

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

No Report

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

- **Lodge Activities/Events** (Morgan Fox Elder):
  - o Lodge Activities: The Lodge is in full swing with wedding and event season! We're thrilled to share that the Blossom Bash had a wonderful turnout—thank you to everyone

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who joined us. We're already looking into bringing this event back next year, especially for our residents!

- In other news, we've added four new roadside signs to be placed on wedding days. These are designed to encourage guests to drive slowly and safely on our mountain roads as they make their way to the Lodge.

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

- The Social Committee reported that the recent Bloom Bash was a resounding success, with many residents attending both the morning egg hunt and Easter Bunny visit, as well as the afternoon entertainment, which featured food and live music. The Board extended heartfelt gratitude to Mackenzie Williams and Morgan for their dedicated efforts in planning and executing the event.
- Mackenzie further reported on preparations for the upcoming Summer Bash, scheduled for June 28th. She and Toni (Lake Manager) met at the lake to review logistics. They identified a suitable area to set up tables for catering; however, shade cover will be necessary. Carl recommended a tarp solution available at Costco. A motion was made to authorize up to \$300 to purchase two tarp awnings for this event and future events held at the lake. The motion was seconded. Discussion included who would get these. Carl agreed to purchase them and the motion was approved.
- Mackenzie requested an additional trash can and extra trash bags for the party. Jim Cook agreed to supply an extra trash can that will remain at the lake permanently, and Kathy Jo Cook agreed to remove the trash after the event and provide additional trash bags. Morgan offered to provide coolers to keep drinks cold.
- Mackenzie informed everyone that the free Yoga classes start Tuesday, May 13<sup>th</sup>.
- Mackenzie concluded by stating she would finalize the catering contract and promote the event on the social media page and website.

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

- Current debris piles in the upper rec area that are chippable will be chipped as part of the current neighborhood wide chipping effort underway. The chips will be distributed locally in muddy areas from the recent reclaiming of land between the tennis courts.
- The Lake Guard starts on May 23<sup>rd</sup>. The hours will change at times to ensure only owners and their authorized guests are let in.

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

- An estimated 60% of the history files have been processed and a large stack of documents are waiting to be scanned. Pick-up truck bed full of document boxes are now 2 large Costco bins waiting to be processed. Another ½ pick-up truck bed to be picked up at the Lodge by October.

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

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Jonathan provided the following:

- We had a couple topics. They were: some railing repairs; a small deck repair; and the floors painted for the season.
- We had a committee meeting about the dock. Basically, we will be waiting for the action back to us on the dock. We're going to shelve that until we get more information. had nothing to report.

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

Allison provided the following and made a motion for up to \$500 to set up the packets for this year. The motion was seconded and approved unanimously.

A) Homes for sale in the community: 11

B) Homes sold: 3

C) Developing a Welcome Book Packet for the community: The following items will be included in the

#### **Welcome Booklet:**

- Welcome Letter and information on the BMPOA.ORG site for reference
- Table of contents
- Fire Safety, evacuation and Burn Bans
- Lodge information
- Different FB groups in the community for information
- BMPOA board members, monthly meetings and Annual meeting
- Information on Bears and Bear safety
- Information on Trash Disposal and dump sites
- Chipping event
- Deer Lake information and passes
- Information on Trilliums
- Hiking trails
- Plants indigenous to our mountain and information on Plant Ridge and Valley Natives

**PURPOSE:** WELCOME BOOKLETS are to be distributed to new property owners in our community. The booklet will provide helpful information on local resources, association guidelines and community contacts to help new residents feel "at home" here on the mountain. The booklet will be printed on high quality paper and provided in a binder with plastic sleeves. A digital PDF version will also be available via email or POA website

**TIMELINE:** Draft Content – Prior to June Meeting of 6/9/25

Finalize and Print after Board review: June 20

Distribution Starts 7/1/25

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

President Critcher said he had heard that the houses being built on Indian Pipes Road were being built with aluminum siding. He asked Patrick to check them out. Additionally, the contractor should know that there is a water source in that area that cannot be touched. Therefore, the thought of

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building a cul-de-sac would not be authorized. Patrick will work with the owner to ensure they follow Warren County rules.

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

- Several dogs were loose and the owners found them.
- Owner, Terry Lehman, requested approval to remove invasive trees as they were affecting his sewage and leaning on electric lines. Patrick had viewed his trees and informed him to contact Rappahannock Electric Company (REC) for the tree leaning on the electric wires, and his request to remove the other 2 trees was approved.
- Billy stopped a speeder on Cliff Road. Morgan said she added four new roadside signs to be placed on wedding days to help. Everyone was thankful.

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

This is on hold.

### **Deer Lake Reports**

- **Lake Operations** (Toni Billington):
  - o Porta potty is cleaned & ready for use.
  - o The picnic table should be ready to be placed in the beach area.
  - o Carl is waiting to hear back on the Handicap dock problem.
  - o Wasp/bee control seems to be working.
  - o Trash can will be donated by Jim Cook for the beach area to help cut down on trash being left in creek & beach.
- **Dam Maintenance** (Carl Herz): Nothing to report at this time.

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

- BMPOA Chipping (Firewise Grant Status): Chipping has started and should be completed within the next week, weather permitting. Jim Cook said anyone who wishes to have some chips must contact him as the contractor will not be taking them to individual houses. Patrick informed everyone that there were 57 owners who sent him their work hours. Using VDOF's hourly rate, this came to \$26,617.00 In-Kind work costs. These are included in the report to VDOF requesting a grant. Once the contractor has been paid and Patrick has the receipt, he will complete the grant request.
- BMPOA Spring 'Adopt a Road' Program (Carl Herz): The event went extremely well and they figured a better way to do the cleaning. They collected about 25 bags. He thanked everyone and hopes to see them at next year's event.
- BMPOA Dumpster (Billy Orndorff): Billy said there were four dumpsters used and under budget.
- Newsletter and Recreation Passes (Harry Davis/Patrick Patton): These were mailed out May 5<sup>th</sup>. President Critcher thanked Patrick and Madaline for doing all the mailing work

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and sending it out. Patrick asked if it was possible that the passes could be made for more than 1 year to save some money? President Critcher stated that was not possible due to the integrity of Warren County's database. There would be an extreme number of returns and requests due to changes in ownership. Justin Whitacre said he would like to talk later (next meeting) for possible improvements. Patrick thanked him and said it would be fine for the June meeting.

### **NEW BUSINESS**

- Nothing was requested.

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

- Brendan DeVillier asked if more speed limit signs and or rollout bumps could be put on Cliff Road as he lives on Cliff Road and it is extremely dangerous for anyone, including children. The President and Road Chairman, Carl Herz, explained the rollout bumps would impede the road crews during their roadwork. Morgan said she was getting four new roadside signs to be placed on wedding days. These are designed to encourage guests to drive slowly and safely on our mountain roads as they make their way to the Lodge. Brendan thanked everyone.
- Jennifer Kesler asked what could be done to protect the birds from hitting the lodge windows and dying. Morgan explained what had been done in the past and Erica suggested colorful stickers. Patrick said the purpose of the Public Comment portion of the meeting was for owners to bring up ideas and the Board would recommend actions. President Critcher asked Jennifer to work with Morgan and Mackenzie and prepare ideas for next month's meeting. Jennifer agreed and Patrick said he will put it in the next meeting's agenda.

### **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 7:29pm.

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### BMPOA MAY 12, 25 Board Meeting Public Comment Period SIGN-UP Sheet

ANNOUNCEMENT: This is a Board Listening period. As such, the Board will not answer questions posed, address any allegation, or argue in any way. During the Public Comment period, speakers wishing to address the Board shall clearly state their name and address. The Public Comment period shall be limited to thirty minutes, with a maximum of three minutes for any one speaker. Speakers may only speak once. Speakers will be heard in the order in which they have signed up. The Secretary will manage the time and record the speaker allowing the Board to review prior to the next meeting. If there is time remaining it will be offered to persons in the audience in the order determined by the President.

<u>Speaking Order</u>	<u>Name</u>	<u>Address</u>	<u>Subject</u>
1	Brenden DeVillier	196 Cliff	Speed/Signage
2	KEVIN FOR KESLER		BIRD STRIKES
3			
4			
5			
6			
7			
8			
9			
10			