

BMPOA Board Meeting Agenda

Date & Time: Monday, June 8, 2026, at 6-7 pm

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

Meeting Minutes will be taken by Secretary Jim Boissonnault

Board Members Present (#): 1st Vice President Jim Cook, Treasurer Garrett McNamara, Secretary Jim Boissonnault, Director Marc Nelson, Director Billy Orndorff, Director Mackenzie Williams, Director Brian Elder

Attendees: 11

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)
2. **READING/APPROVAL OF MARCH 2026 MEETING MINUTES** (Secretary Jim Boissonnault)
The Secretary noted the May minutes were reviewed and agreed upon by Board members via email. A motion was made and seconded to official approve the minutes.
3. **FINANCIAL REPORT** (Treasurer Garrett McNamara)
Details are posted to the bmpoa.org web site on the Board page.

BMSD

FY 25-26 BMSD Funds Report - May EOM 2026		
<i>Balance on 1 Sept 2025 (New FY)</i>		\$255,889.76
<i>Minimum reserve target</i>		\$100,000.00
	This Period	FY Total
Revenue	\$3,417.40	\$141,007.08
Expenses	\$60,899.11	\$201,902.30
Ending balance (checking + savings)	\$192,829.24	-

BMPOA

FY 25-26 BMPOA Funds Report - May EOM 2026		
<i>Balance on 1 Sept 2025 (New FY)</i>		\$51,155.01
<i>Minimum reserve target</i>		\$25,000.00
	This Period	FY Total
Revenue	\$8,802.19	\$45,55.33
Expenses	\$5,936.57	\$41,236.44
Ending balance	\$55,149.87	-

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

Jim Cook reviewed the process from submittal for nomination through Nominating Committee finalization of the slate of candidates. Jim noted there's currently 1 candidate proposed for 2nd VP and 2 candidates for the Director-at-Large position.

5. ROADS REPORT (Jim Cook, Chair)

Jim Cook reported progress on road remediation was good until the 6 inches of rain in 5 days, including 2 inches on a Wednesday night. Following the heavy rain, there are a number new repairs needed.

6. LODGE (Morgan Fox Elder, Chair)

Morgan noted maintenance and other work is going well; the remainder of the flooring upgrade is scheduled to begin the 1st week of July; additional curtains will be ordered tomorrow to block the afternoon as needed. Board member Marc Elder asked if there's any news on a sandblasting contractor for work under the lodge. Morgan noted one quote had been received. There was ad-hoc discussion re: liability issues for steel maintenance under the lodge. Carl Herz raised the issue that best practice is to use a certified contractor for the steel work rather than member volunteers due to liability issues (i.e., the type of work needed requires someone with years of training and experience to ensure the security of the Lodge structure overall, and requires the associated liability insurance for work performed). If we do it ourselves, any long-term deficiencies/damage resulting from volunteer work would be a BMPOA liability. Billy Orndorff noted the paint proposed is used on car chassis and would work for steel under the lodge. The President noted the Board will take Carl's recommendation under advisement.

7. RECREATION REPORTS (Garrett McNamara, Chair)

Garrett noted the season has started; a lot of work went into repairing the beach; someone did "donuts" in the parking area twice and the area was repaired twice by Jim Cook over the course of two weeks.

8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher, Chair)

Nothing to report.

9. COVENANTS ENFORCEMENT (Billy Orndorff, Chair)

10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe, Chair)

Nothing to report.

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams, Chair)

Mackenzie noted the Summer Lake Luau is coming up; the food is set for that; we have bubbles and sand toys for kids; last year we ordered the tents; it's pretty easy to plug-and-play this year. Mackenzie also noted only two people have used the link to sign up that they are coming and that she and Morgan are discussing posting flyers; President Critcher noted folks often show up but don't sign up.

12. OLD/FOLLOW-UP BUSINESS

- **USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)**

Jim Cook reviewed the cost and locations for new USPS-keyed mailboxes, as well as the fact that per the USPS, any new steel boxes to replace old, wooden boxes must be installed in the same location as the mailboxes they are to replace. One box will be located

at the intersection of Cliff Road and Blue Mountain Road. Two boxes will be located at the intersection of Indian Lookout and Freezeland Road. Board discussion ensued re: three locations, \$2,500 per location, plus cost of new, concrete pads. There are 16 boxes per installation. The cost of the boxes is \$2,500 per location or \$7,500 for the three locations plus the concrete pad costs. There was general discussion with some attendees, during which it was noted some abandoned mailboxes will be reclaimed during this process so there should be enough boxes after the 3 installations. Attendee discussion also included: a need to consider package deliveries—such as Amazon continuing to use the USPS—and that additional parcel lockers would be helpful in any new boxes installations, and that some parcel boxes are in need of repair. President Critcher said the Board will look into more parcel lockers and those in need of repair. The Board voted unanimously to approve the funding for the new mailboxes.

13. NEW BUSINESS

- Code of Conduct (President Critcher)

President Critcher: announced a code of conduct is being adopted by the Board the Code will apply to board members, committee chairs & committee members. Board members are required to sign the Code or resign from the Board. Candidates running for positions on the Board will also be given the code of conduct. The Board voted unanimously to approve the adoption of the Code of Conduct. Patrick Patton asked if the Code will be added to the Bylaws and President Critcher noted that is already under discussion and may be an addition at an Annual Meeting.

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

Three BMPOA members spoke:

- Patrick Patton: Reported the Firewise \$9,999 payment to BMPOA will come between now and June 26; expressed upset re: communications with President Critcher and being replaced on the ARC; expressed concern the Board is making unilateral decisions regarding community ownings and that this is a recent change in Board communications. Patrick expressed the desire the Firewise grant money be used to purchase and install the fire suppression tanks planned & coordinated in 2023 to enhance member fire protection instead of continuing to enhance the BMPOA community ownings. Patrick also asked the Board to find another volunteer to manage the BMPOA Firewise program and to remove his name, email address and phone number from the Fire Safety & Firewise section of the bmpoa.org website.
- Sun Lacy: Asked for help getting the roads at Pee Wee Lane and Mossy Rock Lane repaired ASAP, noting the roads are hardly drivable with a car. Jim Cook said he'd visit the location to survey the problem(s).
- Donna Gray: Donna spoke about the cost of \$300 for BMPOA members to use the Lodge for an event, noting a concern that the lodge isn't so much of a community building any more and more of a commercial building. Donna said the \$300 isn't a feasible amount for BMPOA members. Morgan noted the \$300 was set for a number of years by the Board and it includes the day before the event, the day of the event and the day after for cleanup. Donna asked how long the fee has been \$300. President Critcher noted the Board will take up work on an updated Lodge usage policy.
- Carl Herz: Carl spoke positively of the new amenities at the lake: picnic tables, stairs and asked for permission to take a router to round the edges on all unstained tables and stairs

for safety purposes and Garrett agreed. Carl also mentioned how last year, the Board was making a fairly aggressive push to solicit professional help with the roads and asked if this was still a priority for the Roads Committee.

15. MEETING ADJOURNMENT (President Critcher)

President Critcher adjourned the meeting at 6:29.

BMPOA Board

Office	Officer
President	Jim Critcher
1st Vice President	Jim Cook
2nd Vice President	(Vacant)
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, Sarah Conaway
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)*
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*