

BMPOA Board Meeting Minutes

Date & Time: Monday, May 11, 2026, at 6-7 pm

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

Meeting Minutes 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

BMPOA Members Present: 7

Attendees: Approx 10

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** (1st Vice President Jim Cook)
2. **READING/APPROVAL OF APRIL 13 & 27 MINUTES** (Secretary Jim Boissonnault)
 Jim Cook noted the minutes included the April 13 regular meeting minutes and the April 27 special meeting minutes, that the minutes had been read and approved by Board members; Jim Boissonnault noted they were approved by email and would be posted shortly after approval at this meeting. The motion was made and seconded to approve the minutes and the Board unanimously approved 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 - Apr EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$255,889.76
Minimum reserve target		\$100,000.00
	This Period	FY Total
Revenue	\$596.29	\$136,939.39
Expenses	\$70,993.43	\$143,168.49
Ending balance (checking + savings)	\$250,256.95	-

BMPOA

FY 25-26 BMPOA Funds Report - Mar EOM 2026		
Balance on 1 Sept 2025 (New FY)		\$51,155.01
Minimum reserve target		\$25,000.00
	This Period	FY Total
Revenue	\$4,100.45	\$32,653.14
Expenses	\$3,427.04	\$35,401.57
Ending balance	\$52,284.25	-

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

Jim Cook noted it is the time of year to start nominations for two positions on the Board: 2nd Vice President and one Director position currently occupied by Brian Elder (at temporary appointment to fill a vacancy). Jim Cook noted the Nominating Committee was elected at the last annual meeting by BMPOA bylaws and consists of Jim Cook (Chair), Allison Radcliffe (member), Donna Gray (member). He also noted people can send nominations to his Gmail address (jcook0313@gmail.com) and should include: position interested in and information about yourself as the nominee. Jim noted nominations are accepted until the end of June; [nominations are accepted through July 1, 2026].

5. ROADS REPORT (Jim Cook)

Jim reported:

- A large amount of gravel has been spread.
- A lot of culverts are clogged; the ends are easy to clean out but the inside of some is plugged/packed solid. The plan is to use a 200-gallon water tank filled from the lake and use a pressurized nozzle to try to clean out the plugging debris.
- If you members have a culvert across (under) their driveway, that culvert is the member's responsibility.
- When water can't pass through a culvert it ends up on the road and causes damage and increases road repairs and associated costs.
- Culvert work will continue until plugged culverts are cleared.
- Put something on website emphasizing if you have a culvert across your driveway, it is your responsibility. The number we found clogged has repercussions: if water can't pass through a culvert it goes on road which increases road repairs and BMPOA associated costs.

6. LODGE (Morgan Fox Elder)

Morgan noted we are in the marriage season; every weekend is now booked until the 1st week of December; Dates held for annual BMPOA events: 4th of July and Christmas. There was a brief discussion of the increase in bookings over last year and the number was around 9 more. Morgan noted it might be a good idea to offer day rentals for non-POA members inquiring about baby showers, etc., which would help offset winter heating costs. There was also general Board discussion re: BMPOA member lodge usage and that the Board should have additional discussion about the lodge usage in general.

Morgan also reported on Lodge maintenance, that the flooring contractor would return mid-July to finish the kitchen & basement floors, and volunteer work continues on the understory of the lodge (wire-brushing/cleaning & painting); with weekends booked, work is being done on weekdays. Jim Boissonnault asked if we'd looked at contracting the work and Jim Cook asked Morgan to get a quote for review and Board discussion. Morgan also noted she's going through the 5-yr plan for any outstanding items that can be completed.

7. RECREATION REPORTS (Garrett McNamara, Chair)

Garrett reported:

- Memorial Day weekend marks the official lake opening for the season.
- Stairs have been put in for the steep part of accessing the lake area
- 2 new picnic tables are coming—1 for the grassy area above the beach; 1 for the upper rec area.
- 2 existing picnic tables at the lake are staying.
- More sand will be spread tomorrow (i.e., Wednesday after this meeting).
- Jim Cook has spread wood chips on the walking path to the beach.
- Seasonal mowing has started.

8. ARCHITECTURAL REVIEW COMMITTEE (Jim Critcher)

Jim Boissonnault noted a recent issue with home color was rectified by the owner. Billy noted this as the “yellow house.” Mackenzie mentioned 6-7 lots are for sale on Blue Mt Rd and looks like a builder is in line to get those lots. Jim Boissonnault noted the Secretary now subscribes to a monthly permits report from Warren County, so we’ll now know when permits are issued to break ground or alter an existing property in any other way.

9. COVENANTS COMMITTEE (Billy Orndorff)

Billy reported:

- Sarah Conaway has joined the Covenants Committee and is mainly supporting by doing research on abandoned properties, noting one property on Henry Way she is researching.
- The “yellow house” has been painted an acceptable dark green.
- A house next to the yellow house is a teal color and has been that way since the mid-sixties so it’s not clear what to do about that.
- The spring cleanup final dumpster is full; there was a misunderstanding on the vendor’s part so we got an extra dumpster; this final dumpster will be hauled off this week.

10. MEMBERSHIP COMMITTEE (MC) (Allison Radcliffe)

Allison was not able to make the meeting this month. Mackenzie noted more welcome booklets would be dropped off in the coming weeks. Allison sent the regular report to the Secretary. The information was not read aloud at the meeting, but the Secretary noted the information would be included in the minutes and that information is below:

- For Sale/Active Listings (10):
 - 293 Old Sawmill Rd
 - 52 Hickory Nut Rd (under contract)
 - 141 Hickory Nut Rd (under contract)
 - 56 Fairview (pending contract)
 - 267 Red Robin Ln
 - 135 Old Sawmill Rd
 - 105 Old Sawmill Rd (pending contract)
 - 28 Henry Way
 - LOT 33 Dogwood Blossom Ln (new construction)
 - 4011 Blue Mountain Rd. (7-acer lot)
- Closed/Sold (2):
 - 157 Woodthrush Way
 - 173 Red Robin Ln
- Taken Off Market:
 - None

11. SOCIAL COMMITTEE REPORT (Mackenzie Williams)

Mackenzie noted the committee is at work on the summer chili cookoff. There was general discussion about bands at the event and the associated loudness and maybe using a DJ is an alternative. Cost of a DJ was noted to be around \$600 and a suggestion was made that a Spotify playlist could be used as an alternative during the event. The timeframe for the Chili Cook-Off was noted as 2nd week of November. There was also a brief discussion about moving away from a Halloween event to something different to support increased community engagement.

12. OLD/FOLLOW-UP BUSINESS

- USPS Mailboxes on Freezeland Road and Old Log (Jim Cook)
- There was general discussion among board members and attendees re: mailboxes at Freezeland Rd and Old Log (Jim Cook). The cost for installing 1 group of 16 boxes is about \$2,500. We need at least 2 sets or about \$5K. This includes BMPOA responsibility for the concrete pads and mailbox installation. Afterwards, the USPS takes over transferring mail addresses from old box to new box. Discussion included the point that there's risk of traffic accidents depending on location of pull-over as part of mailbox expansion. Karl Herz noted there are 3 abandoned mailboxes in the existing mailboxes that can be reclaimed. An attendee also asked if BMPOA could put more mailboxes further down Blue Mt Rd to help alleviate congestion at the site being discussed. At the end of discussion, Jim Cook said he'd go back to discussion with the Postmaster(s) to explore the possibility of installing new boxes at both locations.
- Lodge Holiday Bookings Policy (Morgan Fox Elder)
(See above)

13. NEW BUSINESS

- New member request for free lodge use (introduced during public comment)
- Bird Saver System Re-Visit (due to system issues)
This was introduced due to problems with the system in high winds: The cords that deter birds from striking lodge windows get fully tangled across all western-facing windows and can't provide much deterrence. Board members discussed options and noted that the majority (if not all) documented/photographed bird strikes and deaths were on the north and south windows and not the western windows. It was also noted the recently installed curtains on the north and south windows had deterred bird strikes. The Board voted to move the system to the north and south windows to supplement the protection and to add the same curtains to the western windows.

14. PUBLIC COMMENT (3-MINUTE LIMIT EACH) (1st Vice President Jim Cook)

- One speaker: Cory Kobel
Corey spoke of free lodge use for what he describes as community building meetings. The Secretary asked for a prospectus/presentation on exactly what is being proposed so the Board can review the request.

15. MEETING ADJOURNMENT (1st Vice President Jim Cook)

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
Communications Committee	Mackenzie Williams, Allison Radcliffe, Bryan Conaway
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 Area Committee	Garrett McNamara (Chair)*, Billy Orndorff, Marc Nelson
Roads Committee	Jim Cook (Chair)*
Social Committee	Mackenzie Williams (Chair)*