

BMPOA Monthly Meeting Minutes 9/11/2017

Minutes recorded by Carl Herz

Board members present: Jim McManaway, Jonathan Morrison, Carl Herz, Jim Critcher, Patricia Chilcote

Excused: Mike Veasey, Jim Cook, Greg Young, Sean Pond

Members: Bev Pond.

Called to order 06:18PM

General Notes: August meeting minutes approval delayed to send to new board members; Patricia Chilcote and Sean Pond. The financial reports will also be emailed to them. August and September minutes will be approved in October.

Item: Jim McManaway: Financial reports were emailed, though not to new members.

Discussion: No discussion at this time, though Jim McManaway summarizes by stating that the recently purchased CD will likely be used on eventual dam overflow repairs/replacement.

Action: Carl Herz will email August financial reports to the new board members.

Item: Recreation report, Jon Morrison:

Discussion: Jon Morrison: No news, light on the wedding bookings, no news from the lake. Things are quiet, lodge is looking good and the security system is working well. Jim McManaway: The wedding parties this year seem to be cleaning up after themselves more than in the past. Jon Morrison will collect the life preservers in a couple of weeks. Jim McManaway: Missy McManaway has brought up a few things: HVAC at the lodge. Jim McManaway asks Jon Morrison if it will be prohibitively expensive. Jon Morrison speculates on the cost but needs to gather the bid from the one contractor who came out, and approach two more for the work. Jim McManaway states the issue of heating, not just cooling, with the upcoming season. Jon Morrison thinks the lodge can freeze up pretty fast without consistent heating, and the return on the investment may not be there with the light rental load in the off-season. A brief discussion on the practicality of permanent HVAC at the lodge commences.

Action: Jon Morrison will collect the life preservers from the lake within the next couple of weeks. He will also nail down a more precise figure from the HVAC estimate, and work to collect two more bids.

Item: Jim McManaway brings up our need for new chairs and tables at the lodge.

Discussion: Patricia Chilcote asks about what type of chair, Jon Morrison suggests folding or banquet chairs. Jim McManaway reiterates some typical design, and specifies a needed quantity of 125 chairs. Patricia Chilcote suggests she may have some insight to acquiring something like this. 32 tables are also needed.

Action: Patricia Chilcote will take a look into possible avenues to find the replacement chairs and tables.

Item: Jim McManaway: One wedding planner is interested in having a bridal show in the spring, Missy is requesting \$500 for that event, to provide light fare for catering.

Discussion: Carl Herz asks if this is done regularly or periodically: it has not been in some time, also Missy has requested \$600 for new brochures though they might not need to be acquired quite yet, but she'd like to be prepared. Jim McManaway motions to approve \$1,100 for the bridal show and the brochures. Seconded by Jim Critcher, no objections.

Action: Missy McManaway will move ahead with plans for the bridal shower and will develop and print the brochures when needed.

Item: Jim McManaway brings up BMPOA social events at the Lodge.

Discussion: Jim McManaway tells Patricia Chilcote there are two available dates for a prospective membership event at the lodge, a "wine and light fare tasting, meet-n-greet" kind of event. Patricia Chilcote is trying to nail down the dates to either the 14th or 21st of October. Jim McManaway doesn't believe that the events scheduled for those dates are going to happen: they are likely going to cancel. Last year's budget for this event was approved at \$350. Motion from Patricia Chilcote to authorize \$350 for this event, seconded by Jon Morrison, approved without objection.

Action: Patricia Chilcote will nail down the date and will communicate it to the membership.

Item: Carl Herz asks about the roads.

Discussion: Jim McManaway met with a county supervisor about center line reflectors on Blue Mountain Road; the County Board of Supervisors will approach VDOT on the matter to determine. Some discussion regarding the currently installed reflectors on roadside, and possible guard rails; it is strongly felt that guardrails will be necessary on some portions of BMR. Jim McManaway says that there will be some appropriations involving VDOT and some associated bureaucracy.

Action: Jim McManaway will bring these issues up with the county supervisor next time he has the opportunity, though he also mentions it would be more effective for residents to approach the county at

a meeting citing the numerous vehicle accidents on the sharp curves. Carl Herz suggests that the meeting date be published on the facebook page encouraging residents with this concern to attend.

Item: Patricia Chilcote brings up the matter of backyard chickens in the association.

Discussion: Patricia Chilcote: someone is asking on Facebook to get chickens, though they are renters and not owners. This has started a lively conversation on a Facebook page. Jim McManaway states the associations covenants on the matter are diametrically opposed to the county ordinance. The covenants have not been able to be changed in a long time due to the lack of voting members. Jim McManaway states that the county chicken laws are stringent and the board's position is to look the other way if the county regulations are followed, as there are other more pressing issues requiring the attention and focus of the association. The consensus on the board is that there is little interest in this one way or another. Jim McManaway says that last time it was a big issue years ago, there were many roosters that were a nuisance to many neighbors. The current county ordinance doesn't allow roosters. Patricia Chilcote asks for clarification that it is an issue of membership voting and inability to change covenants. Jim Critcher asks the date of current covenants: circa 1992, and that update/revision was a very long and expensive process. There is some discussion about the low turnout in the voting process required for covenants changes. Carl Herz asks Jim McManaway about recent discussions involving an effort by a judge/lawyer to allow an update to covenants without the voting process. Jim McManaway suggests that the legal route is very protracted and involved. Patricia Chilcote suggests that more involvement from the membership would remedy this issue. Jim Critcher states that the two driving issues for our membership are roads and budget. Outside of that, there seems to be fairly little interest.

Action: More follow up is needed to determine plausibility of covenants changes and membership votes on issues important to the membership.

Adjourned 06:50PM.