

**BELLEAU LAKE PROPERTY OWNERS ASSOCIATION**  
**SPRING MEMBERSHIP MEETING**  
**SATURDAY, JUNE 4, 2022**  
by Joanne Parker, Secretary

- Our meeting day turned out to be a beautiful day.
- All board members that were present were available before the meeting started for questions and/or concerns
- As members arrived, they were signed in and members in good standing were given a red, and green card to be used for voting. The handouts included the meeting agenda (attached), fall 2021 membership meeting minutes, the proposed bylaw changes (attached), and a copy of our covenants.

**ROLL CALL**

- The meeting began at 10:03 AM. Attendance exceeded the number needed for a quorum without reading attendees names. There was a total of 88 households represented.

**INTRODUCTION OF CURRENT BOARD MEMBERS**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE:** A special remembrance of Gene Parker and John Brown

**OPENING STATEMENTS:** Dana Margolis

- Welcome. Thank you for coming. Welcome to new members.
- Thank you to the current board for all their time devoted to our lake community.
- Last fall we collected over \$60,000.00 in past dues and have turned over 40 new cases to our attorney. Unpaid dues are a hardship on the Association budget
- Over the next few months, we will be working on rewriting our roads contract.
- At the fall meeting there will be many open seats on the board. Please consider running for one and getting involved in our lake community.
- We have many great events planned for this summer.
- Let's keep our Facebook page for positive comments. If you have any questions or concerns, contact the Board directly.
- Speed is the number one complaint on our 8 miles of roads. Please be mindful of the 15mph speed limit.
- Please clean up after your enjoyable day at the beach.

- Respect the trails. The open conservation land is for recreational vehicles only.
- There is no overnight boat, trailer, or car parking on Association beaches.
- There are many hazards in our lake, please use common sense.
- Fireworks are not allowed.
- Marine Patrol will be on the lake.
- If you have a problem with renters being loud, call the Town of Wakefield police or Marine Patrol if it's on the water.
- The Board welcomes any feedback or ideas.

**REVIEW OF THE MINUTES OF THE FALL 2021 MEMBERSHIP MEETING:**

- Motion to accept minutes by Craig Donais
- Seconded by Gary Provencal
- All approved. Minutes accepted.

**REPORTS FROM OFFICERS/DIRECTORS**

**ROADS:** Tim Booth

- Roads have been graded
- Reminder 15 mph goes for cars, dirt bikes, and 4-wheelers
- The new roads contract will go out in August and bidding will start.

**COMMUNICATIONS:** Steve Consolmagno

- Send any questions about our Facebook page to [communications@blpoa.com](mailto:communications@blpoa.com)

**VICE PRESIDENT:** Craig Malinowski

- New landscaping contract went to Goose Corner out of Wolfeboro. They have been very active and doing a great job. If any member has any comments regarding the landscaper, please reach out to Craig, Ted, or Shelley.

**LAKE SAFETY:** Steve Bischof

- Be considerate on the water!
- We have many hazards in the lake and we can't mark them all. Use caution!
- You must be at headway speed if you're closer than 150 feet from shore.
- Headway speed is **BELOW** 6mph.
- Digging stumps, rocks, or marshlands is prohibited.

**TREASURER:** Dana Margolis for Kathy Toner

- We have approximately \$250,000 in our checking account and \$300,000 in our reserve account.
- Budget will come out in the fall. It will be sent out to all members 15 days before our fall meeting.

**MILFOIL:** Kerry Vachon

- Kerry took over this position after the passing of Gene Parker.
- NH DES was contacted for help finding divers.
- Aqua Logics was hired for divers to dive for 14 days for \$14,000 which is within our milfoil budget.
- Upgrading Millie is still an option for next year. We want to see how this year goes.
- Town of Wakefield approved \$10,000 for our continued efforts to keep evasive species out of our lake.
- NH DES will survey the lake in the middle of June to determine our need for a milfoil treatment or divers. Another survey will be done in August.
- We need to stay on top of our milfoil issue. If anyone spots any milfoil, please send an email to [milfoil@blpoa.com](mailto:milfoil@blpoa.com)

**BYLAW COMMITTEE:** Kerry Vachon

- The current bylaw changes were posted online and passed out at check-in.
- We are not voting on changes until our fall membership meeting.
- The Board decided to make small continuous progress on the bylaws.
- Proposed change: To eliminate Associate Members. We haven't had Associate members for years. Everyone with a deed is automatically in the Association.
- Proposed change: To eliminate proxy voting. This does not get rid of absentee or mail-in voting. Proxy voting is when you send someone else to vote on your behalf. According to Robert's Rules, proxy voting is not even allowed. Proxy voting is mentioned in 3 different places in our bylaws.
- This proxy change was questioned by a member citing NH Homeowner's Rules & Regulations. Kerry will bring comments to our attorney for clarification.
- Kerry encouraged members to send any questions about the bylaw changes to the Board.

### **GOLF TOURNAMENT:** Frank Rago

- This year will be our 17<sup>th</sup> annual golf tournament held on July 9 at the Province Lake Golf Club
- Forms for participation can be found online as well as sponsor forms.
- Last year we were able to give back to our community by sending \$500. to Parks and Recreation, \$250. to the Food Pantry, and \$250. to Cindy's Place to say thank you for all she does for our Association.
- Looking forward to another great year!

### **EVENTS PLANNED:** Jenna Terabelsi

- Jenna had an events calendar outlining all the fun events planned for this summer. She passed this out at sign in. (attached)
- Watch the BLPOA Facebook page for events coming up. Theme for the boat parade will be "A Night at the Disco".

### **MARINE PATROL:** Officer McLain

- We were very lucky to get an officer from Marine Patrol to come refresh our memories of safe boating practices. Some of his comments follow.
- Stay 150 feet from anything. Going headway speed in narrow areas for safe passage is best.
- Paddleboards are required to carry a life jacket just like every other boat.
- Be sure you have the right number and right size life jackets on board your boat.
- If your boat has been registered in another state, before it goes in New Hampshire waters, it must have an aquatic invasive species decal from NHDES. They are available online.
- New law coming up called the "Seasonal Platform" law. Swim rafts must have owner's name and contact information posted on it. Rafts should not be in the way of boaters.
- Every boat with a motor over 25HP, even if just parked on the water, must be registered.
- 1-2 person jet skis are banned from this lake.
- Any boat with any motor needs to be registered.
- Boat operators with motors over 25HP are required to pass a boat safety course, be 16 or older, and carry their boater education card with them while boating.
- Enjoy the lake-do the right thing!

## OLD/NEW BUSINESS

- Please put name and address on all watercraft.
- Bill Melanson would like to build benches to sit on at Vachon Beach.
- Kayaks, canoes, paddle boards should be taken home, not left on the beach. That's just being considerate of others.
- There are many kayaks on Vachon Beach that are the property of the back lots. We need to address this issue with all members. If you have issues with your neighbors, including renters, please address it. If it is a bigger issue than you can handle, please contact the Wakefield Police Department.
- There's some serious erosion down the center of Fire Plug beach. People use that area as a turn around creating huge ruts. We will seed that area and eliminate turning around.
- Members were reminded to stay for the dedication of Association Park benches dedicated to the memory of Gene Parker and John Brown.
- After the bench dedication there will be a cookout for all.

## ADJOURN

- Motion made to end meeting made by Sue McGinniss.
- Seconded by Heather Booth
- All in favor. Meeting adjourned.

At this time Craig Malinowski spoke of all the contributions Gene Parker and John Brown made to this lake community. The benches were unveiled and all were invited to sit on them when at the park. Thank you to Craig and the entire Board for such thoughtfulness.

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Everyone was invited to a member and family appreciation cook out right at the park hosted by Cindy's Place,

**Agenda Spring Membership Meeting  
BLPOA  
June 04, 2022 - 10 a.m.**

As required by the BLPOA Bylaws, the agenda will be as follow:

Call to Order

- Roll Call (Joanne Parker)
- Introduction of the current BLPOA Board
- Pledge of Allegiance (BLPOA Board)
- Opening Statements (President Dana Margolis)
- Review of the minutes of the Fall Membership Meeting Dated August 28,2021
- Reports of Officers and Directors
- Milfoil updates (Milfoil Director Kerry Vachon)
- Review of Bylaw Updates (Kerry Vachon)
- Roads (Tim Booth)
- Lake Safety (Steve Bischof)
- NH Marine Patrol
- Golf Tournament (Frank Rago)
- Dues & Budget (Treasurer Kathy Toner)
- Events (Jenna Terabelsi)
- Open New Items

**There will be a *Member & Family Appreciation Cook Out* immediately following the dedication.**

## **Draft Changes to BLPOA Bylaws, 6-3-2022**

### **1. Article IV Membership; Section II Associate Members:**

**SECTION II: ASSOCIATE MEMBERS** Families residing in the vicinity of the Belleau Lake area who have contributed to the welfare of this Association, may upon the approval of the Board of Directors, become associate members, they shall have no voting rights and their dues shall be one dollar a year.

**Proposal: Remove this section**<sup>[SEP]</sup> **Rationale:** There are currently no associate members in BLPOA. Further, there is no reason to extend

membership privileges at little or no cost in a subjective way at the expense of the entire membership.

### **2. Article VII Voting Rights; Section I Voting: Current Wording**

**SECTION I: VOTING** Each property owner who is a member of the Association shall be entitled to one vote. Where a dwelling, parcel or parcels of land are owned by more than one person, the joint or multiple owners shall be entitled to one vote only. Voting shall be based upon ownership and shall not be based upon the number of parcels or dwellings owned; where more than one parcel and/or more than one dwelling are under the same ownership, the owner or owners shall be entitled to one vote. Eligibility to vote on issues pertaining to road maintenance, budget, bylaw amendments, bylaw alterations, improvements and assessments shall include any Belleau Lake property owners present in person, or by proxy, who are current on their due's payment.

**Proposal: Remove proxy voting as per below modification in red.**

**Rationale:** If a member is not present in person at the spring or fall meeting, the member is unable to listen and participate in discussion and debate around the issue prior to casting the vote, and their final intentions and wishes may not be served. It is also a violation of Roberts Rules of Order to allow proxy voting in a non-profit organization. BLPOA is a non-profit and follows Roberts Rules per Article VI, section V of our bylaws.

**New Wording:**

**SECTION I: VOTING** Each property owner who is a member of the Association shall be entitled to one vote. Where a dwelling, parcel or parcels of land are owned by more than one person, the joint or multiple owners shall be entitled to one vote only. Voting shall be based upon ownership and shall not be based upon the number of parcels or dwellings owned; where more than one parcel and/or more than one dwelling are under the same ownership, the owner or owners shall be entitled to one vote. Eligibility to vote on issues pertaining to road maintenance, budget, bylaw amendments, bylaw alterations, improvements and assessments shall include any Belleau Lake property owners present in person, **or by proxy** who are current on their due's payment.

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### **3. Article VIII Section 1 Amendments: Current Wording**

**SECTION I: AMENDMENTS** These by-laws and articles may be altered or amended at any membership meeting of this Association, by three-fourths vote of the membership designated as paid up voters, present at said meeting or represented by proxy vote. No alterations or amendments shall be made unless the membership has been made aware of the proposed changes in wording that shows the present article or by-law, proposed alteration or amendment of said article or by-law and the rationale for making the alteration or amendment. Proposed alterations or amendments of these by-laws shall be presented to the membership in writing and shall be included in the call to meeting in accordance with (article vi section iii), notice of by-law change. Alterations or amendments to these articles, and/or by- laws, may be suggested in writing by the Board of Directors, or no fewer than twenty-five (25) members in good standing. The wording of the proposed change may be amended at said meeting as part of the approval process

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### **New Wording**

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suggested in writing by the Board of Directors, or no fewer than twenty-five (25) members in good standing. The wording of the proposed change may be amended at said meeting as part of the approval process

#### **4. Article IX Mail-in/Proxy Vote (Current Wording)**

**SECTION I: MAIL IN VOTE:** When it is impossible to hold a meeting of the Board of Directors and a decision of the board is necessary, the President of the Association may poll the Directors by mail for

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their decision. The Directors will mail the ballot to the President as soon as possible. The President will notify the Directors of the voted decision at the earliest possible time

**SECTION II: PROXY VOTE** When it is impossible for a Director to attend a Board of Directors meeting, he/she shall ask to be advised of any important vote pending and will make every effort to have his/her opinion in writing in the hands of the Secretary at a reasonable time before the meeting. The name of the Director will be stated and his/her opinion made a part of the official record.

**Proposal: Change title of Article IX to Absentee Voting; Combine Sections I and II into one section titled Absentee Voting by Directors on the Board. Changes in red.**

**Rationale:** the term proxy voting may be misleading, as any Director who is unable to vote in person is still making sure his personal, direct vote is in the hands of the Secretary and/or President prior to the meeting, and not subjugating or assigning his right to vote to someone else. Absentee voting is a more appropriate term.

#### **New Wording<sup>[SEP]</sup> Article IX Mail-in/Proxy Vote Absentee Voting**

**SECTION I: Absentee Voting by Directors on the Board MAIL IN VOTE:** When it is impossible to hold a meeting of the Board of Directors and a decision of the board is necessary, the President of the Association may poll the Directors by mail or **email** for their decision. The Directors will mail or **email** the ballot to the President as soon as possible. The President will notify the Directors of the voted decision at the earliest possible time

**SECTION II: PROXY VOTE** When it is impossible for a Director to attend a Board of Directors meeting, he/she shall ask to be advised of any important vote pending and will make every effort to have his/her opinion in writing in the hands of the Secretary at a reasonable time before the meeting. The name of the Director will be stated and his/her opinion made a part of the official record.

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