

**BELLEAU LAKE PROPERTY OWNERS ASSOCIATION  
FALL MEMBERSHIP MEETING  
SATURDAY, SEPTEMBER 10, 2022  
by Joanne Parker, Secretary**

- We had a beautiful day for our membership meeting at Association Park.
- All board members were available before the meeting started for questions and/or concerns.
- At-Large board member Allan Trombley and Secretary Joanne Parker signed members in as they arrived. Members in good standing were given a red, and green card to be used for voting as well as a blue card for election voting.
- Amongst the handouts was a meeting agenda and spring membership meeting notes marked as a draft until approved. The Treasurer also included handouts of her report, profit and loss statement, and the upcoming 2023 budget. A copy of the bylaws with proposed changes was also passed out. These handouts were published on our webpage prior to the meeting.
- Our Treasurer, Kathy Toner, and At-Large board member, Chris Gallaher checked contact information for each household.
- Communications Director Steve Consolmagno had a poll concerning Facebook wishes of the members going forward.

**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 101 households represented.

**VICE PRESIDENT:** Craig Malinowski

- Craig brought to everyone's attention the fabulous new speaker system. What an improvement! There was a big applause!

**INTRODUCTION OF CURRENT BOARD MEMBERS:** Joanne Parker

**PLEDGE OF ALLEGIANCE:** All

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

**OPENING STATEMENTS:** President: 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.
- We are holding our annual election of board positions today. We have 9 open positions on the board.

- There are many challenges to being a board member, most are resolved in unison, and some are very challenging. We work together as a team. Many decisions are brought to the membership for input and a vote.
- We have been working hard to get the past dues owed to us under control. Thanks to our membership voting in favor of our collection process and fee schedule, we have several court dates scheduled and more payments coming in.
- We have a new roads contract with Haskell Excavation. We formed a committee. The committee met, wrote the bid and brought it to the Board for approval. The bid was posted and e-mailed. Three companies requested the bid package. Haskell Excavation was the only company that made a bid. Great work to Tim Booth and the roads committee for their work on this project.
- Every fall the Board to puts together a budget to present to the membership for their vote of approval. We are happy to announce the dues will remain the same for 2023.
- Our Facebook page has been a hot topic taking up a lot of time for the Board. The original purpose of having the page has been lost to negativity. The communications director and others should not have to spend so much time policing negative comments. Our poll taken today by Steve Consolmagno will direct the future of our BLPOA Facebook page.

#### Friendly Reminders:

- Speed is the number one complaint on our 8 miles of roads. Please be mindful of the 15 mph speed limit.
- Please clean up after your enjoyable day at the beach.
- Respect the trails. The open conservation land is for recreational vehicles only. OHV/ATV and dirt bikes need to be considerate of neighbors and follow all of the State of NH laws.
- There are many lake hazards. Be aware of all lake safety laws when out on the lake.
- There is no overnight boat, trailer, or car parking on Association beaches.
- The Board welcomes any feedback or ideas.

#### **REVIEW OF THE MINUTES OF THE SPRING 2022 MEMBERSHIP MEETING:**

- Motion to accept minutes by Craig Donais
- Seconded by Beth Yeaton
- All approved. Minutes accepted.

**INTRODUCTION OF ELECTION CANDIDATES:** Joanne Parker

- Joanne Parker introduced each candidate running for a Board position. Each candidate was given time to present their qualifications for the position they were seeking.
- At this point in our meeting, members exchanged their blue card for a ballot and voting took place.
- Votes were then counted and tallied by Safety Officer Steve Bischof and member Scott Jareo.

**BYLAWS:** Kerry Vachon

- The bylaw committee consisted of Kerry Vachon, Ted Taylor, Craig Malinowski, and Mark Tucker.
- We presented bylaw changes last June at our spring membership meeting. Since then we met with our Attorney, Richard Ward, who gave us some guidance about proxy voting. For now, we will not get rid of proxy voting.
- Voting was unanimous for getting rid of Associate members in our bylaws.
- Kerry presented bylaw changes that we will vote on at the spring membership meeting.
- Our current bylaws state 25 members are sufficient for a decision. We would like to change our quorum to 50 members. Our membership has grown over the years. 25 members is an insufficient number to represent our entire community for making decisions.
- Attorney Ward recommended we document all rules for our properties explicitly in our bylaws. These rules were sent out prior to the meeting.

There were some great comments/questions from members: Support for changing our quorum to 50 members, problem at Vachon Beach with so many vessels left overnight, desire to have a way for members with property off the water to leave their boat docked, no fire permits for fires on the beach, desire to keep dogs leashed, perhaps put stickers on boats and limit number allowed per household, start a committee to look into racks for kayaks and canoes, and why can one boat be allowed to always be docked at Gold Coast Beach?

- Kerry encouraged members to send any questions about the bylaw changes to the Board.
- We will vote on these changes at the spring membership meeting.

**ROADS:** Tim Booth

- Thanks for the committee's work on the roads contract. The committee consisted of Tim Booth, Dana Margolis, and Steve Consolmagno.
- Haskell Excavation's bid came in at \$48,000.00 which was very fair.
- Extensive rainy weather has really affected our roads. Thank you for your patience. We are working on them.
- We are working on grading and digging out plunge pits.
- Reminder 15 mph goes for cars as well as OHV/ATV and dirt bikes.

**MILFOIL:** Kerry Vachon

- NH DES surveyed the lake in the middle of June and found a small amount of milfoil. They recommended we hire divers to pull up the milfoil they found.
- We had a very good season with little milfoil found.
- Diving company, Aqua Logics, came and did 2 days of milfoil removal. No treatment was necessary this year.
- Millie (milfoil boat) is in storage for the winter.

**TREASURER:** Kathleen Toner

- Kathy presented our budget and our desire to stay within the budget.
- Q: Why do we budget \$80,000.00 when the roads contract is for \$48,000.00?  
A: Road damage, plunge pits, etc. are extra charges. We put in extra money for emergency road care
- Q: Why is the milfoil budget so much more money than what our expenses were this year?  
A: In case we have the need for a treatment to control the milfoil next year.

**Proposal to accept Budget for 2023**

**Unanimous acceptance**

**No objections**

**LAKE SAFETY:** Steve Bischof

- We need to follow boating rules.
- We have many hazards in the lake and we can't mark them all. Use caution! We had no accidents this summer.
- Question about how many different Marine Patrol officers come to our lake and who was a specific one that was here last week?

- Diane Lee asked about getting AED unit(s) around the lake. She would be willing to teach a class on how to use them correctly.

**DAM BOARD UPDATE:** Allan Trombley & Kerry Vachon

- There will be a quick draw down of the lake this fall starting on October 15 so a company can work on the dam. Be sure your boat is out.
- Please be sure to get your boat out before October 15.
- We hire a company to remove and replace boards in the dam.
- An EAP (Emergency Action Plan) is in the works.

**OLD/NEW BUSINESS:** All

- Proposal for a new dock at Association Park. We need approval from the membership to spend \$7,000. for an aluminum dock. All permits necessary will be obtained and followed.

**Motion to spend up to \$7,000 for a new dock at Association Park,**

**Seconded by Nora Marks**

**Unanimous approval**

- A suggestion was made to put a plaque "MacAvoy Landing" on the dock since he was the one who spearheaded the original dock.
- Dave Amero inquired about the feasibility of putting docks in for members to have more dock space for their boats.
- Ted Houlihan honored Royal Doughty for all his contributions to our lake. He is much appreciated for sure. Thank you Royal! He got a round of applause!
- Cell Tower Update by John Kenney. The tower is up in the air. He has notified carriers and now it's up to members to get the carriers there. He has attained support from Governor Sununu to help get carriers for us. John Kenney had a petition to sign and asked members to share a specific incident when Belleau Lakers felt cell coverage was necessary for safety. For example police, fire, ambulance cannot get coverage if they need it.
- The chili cook off is coming up on October 8 and the annual whiffle ball game with Pine River Pond will be on September 24.
- AWWA (Acton Wakefield Watershed Alliance) has graded and added some mulch on several of our beaches to help control erosion. Next phase will be to plant more vegetation to further help stabilize banks.

**ELECTION RESULTS:**

**President: Dana Margolis**

**Treasurer: Mary Vinagro**

**Assistant Treasurer: Deb Taylor**

**Assistant Secretary: Beth Yeaton**

**Milfoil: Kerry Vachon**

**Communications: Steve Consolmagno**

**Keys: Mark Tucker**

**Beaches: Sheila Amero**

**At-Large: Chris Gallaher**

**Congratulations to all!**

**ADJOURN**

- Motion to end meeting made by Muriel Campbell.
- Seconded by Joanne Parker
- All in favor. Meeting adjourned.