

**BELLEAU LAKE PROPERTY OWNERS ASSOCIATION  
FALL MEMBERSHIP MEETING  
SATURDAY, SEPTEMBER 14, 2019**

by Joanne Parker, Secretary

- Before the meeting started, there was a breakfast pot-luck. The table was filled with breakfast food donations as well as juice and coffee. The pot-luck breakfast was enjoyed by all. Thanks to all who contributed a breakfast item.
- All board members present were available before the meeting started for questions and/or concerns
- As members arrived, they were signed in and given a red, green, and blue card to be used for voting, for obtaining a ballot, and for speaking at the meeting. A meeting agenda, Spring 2019 membership meeting minutes and a Treasurer's Profit & Loss (January - December, 2019, Balance sheet, Proposed 2020 Budget, and a bar graph showing BLPOA open invoices and it's impact on our budget. Handouts are attached.

**ROLL CALL:** Joanne Parker

- The meeting commenced at 10:15 AM. Attendance exceeded the number needed for a quorum without reading attendees names. There were 81 households represented.

**PLEDGE OF ALLEGIANCE:** Led by Rick Dill

**REVIEW OF THE MINUTES OF THE SPRING 2019 MEMBERSHIP MEETING:**

- Motion to accept minutes as written by Craig Donais
- Seconded by Ed Rousseau
- All approved. Minutes accepted.

**OPENING STATEMENTS:** Dana Margolis

- Welcome. Thank you for coming. Welcome to new members.
- Thank you to current board for all their time devoted to the lake community.

**HAPPENINGS AROUND THE LAKE:**

- South Dorr Beach Project is now finished. We improved the pathway to the beach for erosion control.
- Paving projects completed: Belleau Blvd. at Association Park and Belleau Blvd. at Vachon Beach
- Storage shed has been ordered for the Milfoil Team to store equipment.

### **PROPOSED BLPOA BYLAWS UPDATE:** Dana Margolis

- New bylaws did not pass by the 2/3 majority vote required by the state of NH statutes.
- The voting results were:
  - ❖ 230 property owners voted, out of 420 properties
  - ❖ We had 197 **YES** votes
  - ❖ We had 33 **NO** votes
  - ❖ Nearly 50% of property owners did not vote

Many reasons for updating bylaws:

- ❖ Biggest concern is how our outdated bylaws prevent us from being able to fairly and appropriately act on collecting past membership fees.
- ❖ 57 property owners have past due accounts
- ❖ Committed to making these bylaws work for us. We will work to get the bylaws out for another vote.

### **OTHER NOTES FROM THE PRESIDENT:** Dana Margolis

- If you are a property owner and you rent your property, inform all renters that the Town of Wakefield has ordinances stating no fireworks are allowed and there's a leash law for dogs.
- Please no glass bottles on our beaches
- The speed limit on all BLPOA roads is 15mph
- There are many lake hazards. Please follow all lake safety laws
- OHV/ATV and Dirt Bikes must follow all of the state of NH rules. Always be considerate of others.

### **EVENTS:** Dana Margolis

Special thanks to the many volunteers who have made lake activities possible:

- Boat Parade: Gene & Joanne Parker
- Kayak Race: Jeff Zegas
- Ice Cream Social: Ted & Deb Taylor
- Golf Tournament: Frank Rago & his golf committee
- BLPOA Membership Appreciation Cookout: BLPOA Board
- Music at Cookout: John Lyons
- All those who assisted in Milfoil efforts

### **INTRODUCTION OF CANDIDATES RUNNING FOR BOARD POSITIONS:** Dana Margolis

- Each candidate running for a board position was given an opportunity to introduce themselves and briefly tell the members why they wanted to be on the board

## **ELECTION OF OFFICERS**

- Upon showing their blue card passed out at check-in, members received a ballot and time was allowed for voting. (Sample ballot attached)
- Votes were then counted and tallied by Wendy Davis and Jane Daniell

## **DAM ASSOCIATION:** John Brown

- Lake draw down begins on October 1, 2019
- Every 4 years, the lake is lowered early due to maintenance work on the dam
- Need 2-3 people to volunteer to be directors on dam board. Two meetings per year
- Please contact John Brown if you're interested
- Directors are appointed internally; no election

### **Member comments:**

- Season was short this summer. Lake lowering too early.
- There should be a description of the responsibilities of a dam director.
- Please let members know in May when the lake draw down will occur in the fall.

## **TREASURER REPORT:** Mary Vinagro

- Referred to and explained the handout of financials passed out at check-in
- Moved \$145,000. to a money market reserve account. Hoping to add to this fund next year
- Board voted to not raise dues. Set price: \$350. for a developed house lot, \$180. for an undeveloped lot.
- Budget has been adjusted to make our input of money match our output if everyone pays their dues
- 57 accounts (out of 426 total) have not paid, \$73,000.00 in outstanding dues
- Stressed importance of passing new bylaws so we can take action on delinquent dues
- Comments from Members:

- Golf tournament: thought it was a profit for BLPOA?

Dana: Golf tournament goes through us, we get it back

- Do we have a time frame for when roads get paved? Want No. Dorr paved and Beverly Hills paved

Dana: Vachon Hill next. Trying to identify and pave problem areas first

- Does not want paving roads to be the reason for increase of dues
- We need to take people to court and put a lien on their property.
- Some people opposed to paying more for a lot (\$180.) because there will no longer be special deals like in the past. Cost is equal and fair for everyone.
- Feeling of frustration about people not paying their fair share in dues.
- We should amend just the section about collecting dues in the bylaws rather than starting with all new bylaws. Not everything needed to be changed.
- Everyone agreed we need to go back and get these people to pay

Dana: We are meeting with the lawyer later this month to look into legal proceedings to collect from overdue accounts. We want to get this started. Members asked to be sent an email after the lawyer meeting so they know where this issue stands.

**Motion to accept Treasurer's Budget Report by Craig Donais; Seconded by Allan Trombley  
80 approved, 1 opposed. Budget passed**

**MILFOIL:** Gene Parker

- Special thanks to all the milfoil volunteers for all their help and time
- Thanks to all who collected "floaters" prior to the treatment
- Very successful lake treatment in August
- Planning to work with the lake safety officer to discuss next year's operations
- All milfoil volunteers received a special Belleau Lake hat with the words, 'Thank You' embroidered on the back to show appreciation of help and time spent.

**ROADS:** Dana Margolis

- Roads are currently in good shape
- More brush cutting and work will continue through the fall.

**UPCOMING EVENTS:** Dana Margolis

- Annual whiffle ball tournament on September 21
- Chili Contest on October 5

**ELECTION RESULTS:** Dana Margolis

- Vice President: (2 year term) Rick Dill
- Secretary: (2 year term) Joanne Parker
- Assistant Secretary: (2 year term) Deb Taylor
- Communications: (1 year term) Steve Consolmagno
- Roads: (2 year term) Tom Dube
- Lake Safety: (2 year term) Steve Bischof
- Association Park: (2 year term) Ted Taylor
- At-Large: (2 year term) Kerry Vachon & Tim Booth
- Congratulations to all

**ADJOURN**

- Motion made to end meeting made by John Shaffer. Seconded by Mark Tucker
- All in favor. Meeting adjourned.

All board members stayed after the meeting to be available to discuss any other concerns of members.

**Agenda Fall Membership Meeting**  
**BLPOA**  
**September 14, 2019 10 a.m.**

As required by the BLPOA Bylaws, The agenda will be as follows

- Roll Call (Joanne Parker)
- Pledge of Allegiance (Rick Dill )
- Review of the minutes of the Spring Membership Meeting  
Dated May 25, 2019.
- Opening Statements (President Dana Margolis)
- Introduction of candidates
- Election of Officers (Fall Meeting 2019)
- Dues & Budget (Treasurer Mary Vinagro)
- Milfoil updates (Milfoil Director Gene Parker)
- Roads (Tom Dube & Dana Margolis)
- Events (Dana Margolis)
- Open New Items
- Election Results

## **BLPOA FALL ELECTION 2019**

Please circle your choice or provide a name in the "Write in" space.

### **Vice President** (2 year term) *Circle One*

- Rick Dill
- Craig Malinowski
- Write in \_\_\_\_\_

### **Secretary** (2 year term) *Circle One*

- Joanne Parker
- Write in \_\_\_\_\_

### **Assistant Secretary** (2 year term) *Circle One*

- Deb Taylor
- Write in \_\_\_\_\_

### **Communication** (1 year term) *Circle One*

- Shelley Jareo
- Steve Consolmagno
- Kathleen Toner
- Write in \_\_\_\_\_

### **Roads** (2 year term) *Circle One*

- Ted Taylor
- Tom Dube
- Write in \_\_\_\_\_

### **Lake Safety** (2 year term) *Circle One*

- Steve Bischof
- Write in \_\_\_\_\_

### **Association Park** (2 year term) *Circle One*

- Ted Taylor
- Write in \_\_\_\_\_

### **At-Large** (2 year term) *Circle Two*

- Bill Rowan
- Bill Pawluk
- Tim Booth
- Kerry Vachon
- Write in \_\_\_\_\_

**Belleau Lake Property Owners Assoc., Inc**  
**Profit & Loss**  
January through December 2019

						Jan - Dec 19
Ordinary Income/Expense						
Income						
47200 - Program Income						
CAPITAL RESERVE						4,796.58
DAM FUND						1,996.82
FIREWORKS FUND						2,614.00
GENERAL FUND						
All Other						
T-shirts						643.00
Total All Other						643.00
Golf Tournament						9,345.00
GENERAL FUND - Other						11,368.62
Total GENERAL FUND						21,356.62
LAKE FUND						464.07
MILFOIL FUND						21,566.15
ROAD FUND						87,457.76
Total 47200 - Program Income						140,242.00
Total Income						140,242.00
Gross Profit						140,242.00
Expense						
Program Expense						
DAM FUND						2,344.00
Fireworks						4,750.00
GENERAL FUND						
Accountant Fees						850.00
Bookkeeping Services						1,220.51
Contract Services						
Outside Contract Services						635.00
62140 - Legal Fees						2,104.65
Total Contract Services						2,739.65
Docks						21.92
Donations						2,250.00
Equipment						159.99
General Maintenance						7,742.00
Golf tournament						6,134.92
Insurance						5,272.00
Membership Events						521.00
Port-a-potty						340.00
Postage/Stationery						2,304.47
Property Tax						252.23
Safety						201.00
Storage off site						13.15
T-Shirts						1,185.39
Web-site						299.00

**Belleau Lake Property Owners Assoc., Inc**  
**Profit & Loss**  
January through December 2019

							Jan - Dec 19
						Total GENERAL FUND	31,507.23
						MILFOIL FUND	
						Boat maintenance	1,379.63
						Boat registration	78.50
						Boat supplies	682.35
						Milfoil Treatment	34,497.00
						Postage/Supplies	440.84
						Water Quality Testing	3,192.24
						Weed control education	999.80
						Total MILFOIL FUND	41,270.36
						ROAD FUND	
						Maintenance	57,175.00
						Paving	43,050.00
						Signs	237.06
						Total ROAD FUND	100,462.06
						Total Program Expense	180,333.65
						Total Expense	180,333.65
						Net Ordinary Income	-40,091.65
						Net Income	-40,091.65

6:26 PM

09/09/19

Cash Basis

**Belleau Lake Property Owners Assoc., Inc**  
**Balance Sheet**  
 As of December 31, 2019

	Dec 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10500 - Profile Bank	43,027.71
10501 - Profile Bank - key deposits	2,815.00
10502 - Reserves	145,000.00
Total Checking/Savings	190,842.71
Accounts Receivable	
Accounts Receivable	-621.00
Total Accounts Receivable	-621.00
Total Current Assets	190,221.71
Fixed Assets	
15600 - Land	48,193.00
Total Fixed Assets	48,193.00
<b>TOTAL ASSETS</b>	<b>238,414.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
27300 - Refundable Deposits Payable	2,815.00
Total Long Term Liabilities	2,815.00
Total Liabilities	2,815.00
Equity	
30000 - Opening Balance Equity	99,828.93
31000 - Opening Entry - Fixed Assets	48,193.00
32000 - Unrestricted Net Assets	127,669.43
Net Income	-40,091.65
Total Equity	235,599.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>238,414.71</b>

Reserve Acct:	
Road Maint:	\$60,000
Road Paving	\$45,000
Milfoil	\$40,000

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Year	Open Balance	# Members
2013	\$ 9,322	15
2014	\$ 6,278	20
2015	\$ 6,832	21
2016	\$ 7,451	24
2017	\$ 9,922	30
2018	\$ 12,268	36
2019	\$ 18,624	57

#### BLPOA OPEN INVOICES



