

**BELLEAU LAKE PROPERTY OWNERS ASSOCIATION
FALL MEMBERSHIP MEETING
SATURDAY, AUGUST 28, 2021**

by
Joanne Parker, Secretary
Deb Taylor, Assistant Secretary

- Our meeting day turned out to be a beautiful day. Such a nice change from the past few rainy meetings.
- All board members 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 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 2022 budget. Copies of the current by-laws and covenants were available upon request.

Roll Call:

- The meeting began at 10:18 AM. Attendance exceeded the number needed for a quorum without reading attendees names. We had 14 absentee ballots cast for our Board of Directors election and 78 members signed in. There were a total of 92 households represented.

Pledge of Allegiance: Led by the Board

Review of the Fall 2020 Membership Meeting minutes:

- Motion to accept the Fall 2020 minutes as written by Craig Donais
- Seconded by Allan Trombley
- All approved. Minutes accepted

Introduction of all current Board members (Joanne Parker)

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
- Nine open seats on the Board of Directors will be decided today

- Thanks to the bylaw changes we voted in last fall, we are now able to collect back dues and fees. We have collected over \$35,000 in past dues.
- Our 2022 budget will be presented at this meeting. We were able to prepare a budget with no increase of dues
- Over the next year we will be forming search committees for both road and beach contracts. If you are interested in participating, contact roads@blpoa.com
- A special thank you to Jenna Terabelsi as our new Events Coordinator. Keep looking at our calendar for upcoming events.
- A message to all homeowners, to respect the speed on the roads and to follow the posted speed limit.
- Remember that the trails on the open conservation land are for recreational vehicles only. Respect the trails.
- Association beaches have no overnight boat or car parking
- Special thanks to Steve Consolmagno for his continuous communications to the members and special thanks to Royal Doughty for posting the signs to inform members of our upcoming meetings, and the lake draw down dates. You are appreciated!
- Two simple departing words: Be Kind!

Introduction of Candidates running for Board positions: Joanne Parker

- All candidates running for a board position were given an opportunity to briefly tell their qualifications for the Board position each was seeking.

Election of Officers

- Upon showing their blue card received at check-in, members received a ballot and time was allowed for voting. (Sample ballot attached)
- Votes were then counted and tallied by Frank Rago (non-board member) and Shelley Jareo (board member)

Roads: Tim Booth

- Road contract has been extended for one year
- Working on tree work
- Thank you to Dana for the 15mph road signs to slow traffic down to preserve our roads
- Volunteers needed for tree and roadside brush cutting this fall. More info to come

Milfoil: Gene Parker

- Gene recognized all divers, Millie crew, and diver tenders who helped make this a very successful year harvesting and treating milfoil.
- Approximately 15 acres was chemically treated with ProcellaCOR in July
- Gene presented a proposal to upgrade Millie to meet OSHA safety requirements.
- Upgrade is estimated to cost about \$23,000. We have more money than this in our current milfoil budget left over from this year

- Gene asked for membership approval to spend funds allocated for milfoil to do this Millie upgrade.
- Questions were entertained before voting.

Motion by Betty Sparks to approve up to \$23,000. to upgrade Millie, our milfoil boat.

Seconded by Sandy Jenks

All approve

Motion passes

Lake Safety: Steve Bischof

- Marine Patrol is the boat/lake safety rule enforcer on the lake
- Must use headway speed if less than 150 feet from shore or another vessel
- Everyone operating a motorized vessel must pass the
- Just follow the rules!

Treasurer Report: Kathy Toner

- Kathy included in our handouts 3 documents: Profit & Loss 2021, Balance Sheet, and Upcoming budget for 2022.
- Kathy explained the Golf Tournament can be taken out as it has an account of it's own now. Frank Rago reported that for the 16th year of the golf tournament, he had 92 golfers. The profit was approximately \$3,000.00. Money is usually given back to the community. His full report will be at our Spring BLPOA Meeting.
- Kathy went through the profit and loss up to this date as well as the accompanying Balance Sheet.
- The Board was able to keep dues the same for the upcoming year.
\$350/year for a house; \$180/year for a lot; \$102/year for with no road maintenance

Motion by Jan Consolmagno to accept FY2022 BLPOA budget as proposed

Seconded by Nora Marks

All approve

Budget passes

Dam Committee Update: Kerry Vachon & Allan Trombley

- State of NH changed rating for our dam based on a 100 year flood study
- DES (Department of Environmental Science) is requiring a study to see what we need to do to bring our dam up to code to be in compliance with DES regulations
- This study will cost \$10,000. The dam committee requested to spend this year's money in our 2021 budget to cover the cost of the study.
- An additional \$10,000. Is included in FY 2022 budget to help pay for dam work

- Final work must be completed within a 3-year time frame
- The study will be completed in year two and work completed in year three
- There is no risk or danger with our dam. We must comply with DES regulations.

Motion by Betty Sparks to transfer up to \$10,000. for dam study as required by DES

Seconded by Joe Hoodlet

All approve

Motion passes

- Boards are usually put into the dam in the spring on April 15. Questions were raised as to why the boards couldn't be put in earlier. More flexibility was suggested.
- The boards cannot be put in until the ice is gone from around the bog in the southern end of the lake. We also coordinate with other lakes downstream from us
- Kudos to the dam board for all they do

Open New Items

- Update on Cell Tower: Permit process and access road to the site have been completed. Communication is in progress with service providers (Verizon, AT&T, and others) to join the tower.

Election Results

Vice President: Craig Malinowski

Secretary: Joanne Parker

Assistant Secretary: Debra Taylor

Assistant Treasurer: Beth Yeaton

Roads: Tim Booth

Lake Safety: Steve Bischof

Association Park: Ted Taylor

At-Large 1: Kerry Vachon

At-Large 2: Allan Trombley

Congratulations to all!

Motion made to adjourn made by Gene Parker

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
August 28,2021
10AM Association Park

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

- Roll Call (Joanne Parker}
- Pledge of Allegiance (BLPOA Board)
- Review of the minutes of the Spring Meeting Dated (May 29,2021)
- Introduction of current BLPOA Board
- Open Statements (President Dana Margolis)
- Introduction and Meet the Candidates
- Elections of Officers (Joanne Parker)
- Roads (Tim Booth)
- Milfoil updates (Gene Parker)
- Lake Safety (Steve Bischof)
- 2022 Budget and 2021 Profit & Loss (Treasurer Kathy Toner)
- Dam Committee Updates and State of NH New requirements and added cost to operate Dam
- Open New Items
- Election Results

Belleau Lake Property Owners Assoc., Inc**Profit & Loss** January through December 2021

Jan - Dec 21	
Ordinary Income/Expense	
Income	
Collections Discount	1,420.33
Mailboxes	710.00
47200 - Program Income	
CAPITAL RESERVE	181.05
DAM FUND	72.56
FIREWORKS FUND	2,635.00
GENERAL FUND	
All Other	
Misc	-961.00
Total All Other	-961.00
Golf Tournament	7,570.00
Membership Events	-247.50
GENERAL FUND - Other	137,993.78
Total GENERAL FUND	144,355.28
LAKE FUND	30.83
MILFOIL FUND	772.24
ROAD FUND	3,097.85
47200 - Program Income - Other	67.37
Total 47200 - Program Income	151,212.18

Total Income	153,342.51
Gross Profit	153,342.51
Expense	
Program Expense	
GENERAL FUND	
Accountant Fees	2,887.50
Bookkeeping Services	1,188.65
Contract Services	
62140 - Legal Fees	11,858.30
Contract Services - Other	543.00
Total Contract Services	12,401.30
Equipment	653.85
General Maintenance	8,130.98
Golf tournament	7,888.81
Insurance	7,102.00
Membership Events	100.00
Port-a-potty	170.00
Postage/Stationery	1,126.04
Property Tax	531.00
Safety	596.63
Web-site/Email/DropBox	299.00
GENERAL FUND - Other	-40.54
Total GENERAL FUND	43,035.22

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11:26 AM 08/23/21 Cash Basis

Belleau Lake Property Owners Assoc., Inc

Profit & Loss January through December 2021

	Jan - Dec 21
MILFOIL FUND	
Boat maintenance	547.00
Boat registration	78.50
Boat supplies	523.70
Milfoil Treatment	1,950.00
MILFOIL FUND - Other	15,570.00
Total MILFOIL FUND	18,669.20
ROAD FUND	
Maintenance	51,887.13
Total ROAD FUND	51,887.13
Total Program Expense	113,591.55
60900 - Business Expenses	
60910 - Bad Debts	55.00
Total 60900 - Business Expenses	55.00
65000 - Operations	
65020 - Postage, Mailing Service	1,489.00
Total 65000 - Operations	1,489.00
66901 - *Reconciliation Discrepancies	6.20
Total Expense	115,141.75
Net Ordinary Income	38,200.76
Net Income	38,200.76

11:31 AM
08/23/21
Cash Basis

Belleau Lake Property Owners Assoc., Inc
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
10500 · Profile Bank	132,190.68
10501 · Profile Bank - key deposits	3,932.00
10502 · Profile Bank - Reserves	145,664.00
10505 · Golf Outings	1,676.19
10520 · PayPal	-107.94
Total Checking/Savings	<u>283,354.93</u>
Accounts Receivable	
Accounts Receivable	-1,440.00
Total Accounts Receivable	<u>-1,440.00</u>
Other Current Assets	
12000 · Undeposited Funds	4,520.32
Total Other Current Assets	<u>4,520.32</u>
Total Current Assets	<u>286,435.25</u>
Fixed Assets	
15100 · Buildings - Operating	4,278.75
15600 · Land	48,193.00
17200 · Accum Depr - Building	-14.00
Total Fixed Assets	<u>52,457.75</u>
TOTAL ASSETS	<u><u>338,893.00</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
27300 · Refundable Deposits Payable	3,932.00
Total Long Term Liabilities	<u>3,932.00</u>
Total Liabilities	<u>3,932.00</u>
Equity	
30000 · Opening Balance Equity	99,828.93
31000 · Opening Entry - Fixed Assets	48,193.00
32000 · Unrestricted Net Assets	148,738.31
Net Income	38,200.76
Total Equity	<u>334,961.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>338,893.00</u></u>

Belleau Lake Properties Owners Association Inc.			
2022 Budget			
HOUSE	\$350.00		
LOT	\$180.00		
MEMBER-NO ROAD	\$102.00		
MEMBER TYPE	QTY	AMT	
2H	4	\$2,800.00	
2H+L	2	\$1,760.00	
2L	3	\$1,080.00	
3L	0	\$0.00	
4L	2	\$1,440.00	
H2	302	\$105,700.00	
H+2L	6	\$4,260.00	
H+3L	1	\$890.00	
H+8L	1	\$1,790.00	
H+L	31	\$16,430.00	
L2	49	\$8,820.00	
M	44	\$4,488.00	
M2	3	\$612.00	
TOTAL DUES INCOME		\$150,070.00	
PROGRAM EXPENSES:			
DAM FUND		\$10,344.00	
FIREWORKS		\$5,000.00	
ACCOUNTANT FEES		\$1,200.00	
BOOKKEEPING SERVICES		\$1,500.00	
LEGAL FEES		\$10,000.00	
DOCKS		\$300.00	
GENERAL MAINTENANCE		\$6,000.00	
INSURANCE		\$4,000.00	
MEMBERSHIP EVENTS		\$1,000.00	
PORT-A-POTTY		\$500.00	
POSTAGE/STATIONARY		\$1,500.00	
PROPERTY TAX		\$700.00	
SAFETY/WATER TESTING		\$3,500.00	
SECURITY/VANDALISM SUPPLIES		\$300.00	
T-SHIRTS		\$500.00	
WEB-SITE/EMAIL/DROPBOX		\$700.00	
MILFOIL FUND:			
BOAT MAINTENANCE		\$700.00	
BOAT REGISTRATION		\$80.00	
BOAT SUPPLIES		\$500.00	
MILFOIL TREATMENT		\$35,000.00	

ROAD FUND:			
MAINTENANCE		\$80,000.00	
SIGNS		\$500.00	
TOTAL EXPENSES		\$163,824.00	
NET ORDINARY INCOME/LOSS		(\$13,754.00)	
LESS TOWN GRANT \$10,000.00		(\$3,754.00)	TOTAL LOSS

