



## **Minutes of the BLPOA Spring Membership Meeting Association Park Saturday, June 10, 2023**

- We had a mixed weather day for our membership meeting at Association Park.
- Most board members were available before the meeting started for questions and/or concerns.
- Acting Secretary Beth Yeaton and Asst Treasurer Lisa Gianelli signed members in as they arrived. Members in good standing were given a red and green card to be used for voting.
- Amongst the handouts was a meeting agenda, fall 2022 Membership Meeting Minutes marked as a draft until approved, Private Facebook Group Rules and Boat Launch Key Agreement. These handouts were published on our webpage prior to the meeting.
- Communications Director Steve Consolmagno conducted a poll asking how members prefer receiving information from the Association.
- Coffee, donuts and muffins were served.

### **Call To Order by Acting President Craig Malinowski at 10:05 AM**

Roll Call (Acting President)

Introduction of the current BLPOA Board

Pledge of Allegiance (BLPOA Board & Community) Moment of Silence in Remembrance, Former members of the BLPOA Community

Opening Statements (Acting President - Craig Malinowski)

Review or Any Questions for the minutes of the Fall Membership Meeting Dated September 10, 2022. None received.

Motion by Allan Trombley, seconded by John Kelley, to Accept the Fall Membership Meeting Minutes Dated September 10th, 2022. The minutes were accepted.

Special Guest Speaker Jon Balanoff, Executive Director of Acton Wakefield Watersheds Alliance (AWWA) addressed the members. He advised the group that his organization



had done previous work for BLPOA in the area of water quality and erosion control. In addition, his company provides technical assistance to homeowners. They are pleased to use the services of a Youth Conservation Corp to assist homeowners with their conservation and design plans.

Jan Consolmagno and Sandy Jenks advised they had previously used the services of AWWA and were very pleased at the quality of the work received.

## **Reports from our BLPOA Officers & Directors**

Acting President Craig Malinowski addressed power and internet at Association Park. After consulting with Eversource, a budget of \$19,000 is being requested. It would include power at each corner of the pavilion, low level lights and a phone to be used to call 911 in case of an emergency. The money is already available but a vote needs to be taken to use it.

Discussion items included:

- Monthly cost of power and internet  
Craig said it would be usage based and should be under \$200/month.
- Using solar  
Thought to be too expensive.
- Concerns that youth would gather at the park to use the services.  
The services could be shut off when not actively being used by the

Association or members.

- Questions about how often the services would be needed.

Multiple Association Events are scheduled each year. In addition, July and August are already fully booked for member events.

Multiple speakers requested to have charges broken down. Advised solar power could be installed by the members and cell coverage will be available as soon as the local tower becomes active.

It was decided that no vote would be taken at the meeting to allow for further research.

At the end of the 2022 Fall Meeting a vote was taken to spend \$7000 on a new dock at Association Park. When shopping for the new dock, it was discovered that nothing was available for less than \$9000. Craig would like to get approval to add \$3000 to the budget to complete the dock install. Since the dock company is already holding the dock for us, it would be beneficial to complete the deal before the price goes up. A motion by Jeff Zegas, seconded by Allan Trombley, to add the \$3000 was proposed. A vote was taken and the money was approved.

Milfoil Director Kerry Vachon had good news regarding milfoil in our lake. Small amounts were found in near North Cove and Gold Coast Beach. The contracted company was able to remove the milfoil in 2 days. That meant for 2 years in a row we have not had to chemically treat the lake. He asked that members carefully check their



boats for milfoil before launching their boats and continue to report suspected cases of milfoil to him.

Kerry Vachon also addressed changes to the bylaws discussed at the Fall meeting. In regards to proxy voting, our attorney advised that we keep them. Only one word requires changing. A vote was called for and the bylaw changes were unanimously accepted. A vote to change the quorum needed to conduct a meeting from 25 to 50 people was also unanimously accepted.

Additional rules for the lake were discussed. Carry in/carry out on the beaches was proposed. There is a liability to leaving boats, canoes and kayaks on the beaches overnight. Kids come in and take these boats out on the lake at night. Long term storage of these boats on the beach often results in bees building their nests in the boats. Members using the beach have been stung many times by just waking by the boats or trying to move them. When owners ignore requests to remove their boats from the beach, the Board of Directors and other members are called into action. Storage is a problem.

A member questioned if racks for canoes & kayaks could be added to the beaches. It would be overwhelming to provide enough racks to accommodate the needs of the members. Beach Director Sheila Amero noted, at one time, 48 canoes and kayaks were left on Vachon Beach. In addition, trash (refuse, socks and underwear) was left strewn about. Members need to take better care of our beaches. Nonmembers have also been using our beaches. Several members asked who would police the new rules. No answers were given.

A vote taken and passed in 2015 addressing no dogs on Vachon beach during the hours of 8:00 am to 6:00 pm was never added to the bylaws. It was decided to add it now.

A vote was called for on these new rules. There were 9 “no” votes cast and many “yes” votes were cast. The new rules were therefore adopted.

At Large Director Allan Trombley addressed the meeting. He is the president of the Dam Association. The dam is now at high risk because of a house on Ballards Ridge Road which frequently floods. The Dam Association is waiting to hear from the State on what needs to be done to bring the dam into compliance. Maintenance issues were also addressed. The BLPOA sends \$5 per property each year to the Dam Association to help cover the maintenance items. This will in no way cover the new items needed to bring the dam into compliance demanded by the State. At minimum, \$50,000 to \$150,000, would be required. Hopefully, more information will be provided at the Fall Membership Meeting.

Treasurer Mary Vinagro addressed the members. She advised \$29,000 in dues was still outstanding. Thanks to Assistant Treasurer Lisa Gianelli, 2 liens have been placed, 11 members are making payments and 2 property owners have been taken to small claims



court. Many thanks to Lisa for her outstanding work regarding these balances. At present there is \$229,000 in the checking account and \$171,000 is being held in the reserve account.

Lake Safety Director Steve Bischof was not able to attend the meeting. Craig Malinowski spoke in his place. He advised that Fish and Game would be on the lake this summer. Get to know the lake and be safe.

A member asked, if a tree comes down and lands in the lake, who is responsible for removing it? The answer is the property owner is responsible for having it removed.

Roads Director Tim Booth spoke next. He encouraged members to get in touch with him about any problems or concerns regarding the roads. He meets with road contractor Rody Haskell frequently. They have put together a 5-year plan to address road issues. Due to increased traffic and weather issues, the roads have been hammered. Some issues to be addressed will be repairs to hot top on Beverly Hills Drive (soft spots to be dug out and regraded) and adding more street signs stating 15 mph speed limit. Dust control using calcium chloride was discussed. Rick Dill suggested purchasing a \$9000 trailer to spray calcium chloride on the roads ourselves.

Rick also suggested constructing a new road from North Desmond Road to Ballards Ridge Road to help ease the road congestion. It would involve 2700 feet of new road to be constructed.

Tim Booth stated he was not in favor of constructing this new road due to safety concerns and lack of monitoring.

The annual Golf Tournament is scheduled for July 8th, 2023. Frank Rago stated this would be the 18<sup>th</sup> year for this event. Each year the BLPOA gives about \$5000 to the community out of the proceeds from the golf tournament.

A new committee to oversee the Association Events has been formed. Gail Patelle spoke about this new committee. Gail will be joined by Chris Gallaher and Jeanne Rago. Watch for announcements of fun events being planned.

The fireworks are scheduled for July 7<sup>th</sup> with a rain date of July 9<sup>th</sup> starting at dark. Please stay clear of the Fireworks platform and stay back from falling debris.

Fall Election Announcements: These positions will be open for those who wish to run; VP, Secretary, Asst. Treasurer, Association Park, At-large 2, Lake Safety & Roads. We will announce the process if you're interested prior to the scheduled Fall Meeting.

#### New Business:

Rick Dill presented a petition to reduce the positions on the Board of Directors from 15 to 9. This would be accomplished by consolidating some positions. Craig replied this



would require discussion at the next Board of Directors meeting since some of these consolidated positions would be involved in the elections to be held during the Fall Membership Meeting.

Reminder, the Fall Membership Meeting is Scheduled September 9th, 2023

**A Motion to Adjourn was received at 12:30 pm. Motion accepted.**

Respectfully submitted,  
Beth Yeaton  
Acting Secretary