

BELLEAU LAKE PROPERTY OWNERS ASSOCIATION
FALL MEMBERSHIP MEETING
SATURDAY, SEPTEMBER 1, 2018

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.
- ❖ New Belleau Lake t-shirts were on display and selling for \$15.00. Also Koozies were for sale for \$5.00
- ❖ All board members 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 and to receive a ballot. Also nametags were filled out and worn.

ROLL CALL: Joanne Parker

- The meeting commenced at 10:04 AM. Attendance exceeded the number needed for a quorum without reading attendees names. There were 79 households represented.

REVIEW OF THE MINUTES OF THE PREVIOUS MEETING: Dana Margolis

- Copies were available for membership preview prior to the membership meeting. Dana asked for questions concerning the minutes. There were no questions. Motion to accept minutes as written by Allan Trombley, seconded by Jim Powierza. Majority approved, motion passed.

BOARD MEMBERS INTRODUCTION: Dana Margolis

- New Belleau Lake members were welcomed to our association. Each board member stated their name and their position on the board. Jenn Dropski and Tom Dube were not present.

ELECTION: Dana Margolis

- Only one vote per family.
- Members presenting their blue card were given a ballot.
- Ballots were counted by Jeff Zegas (assistant secretary) and Carol Dill (non-board member)

MILFOIL: Gene Parker

- Gene and Lorraine Rosenthal were helping Victor Vinagro
- We've put out about 200 markers to mark where milfoil plants are
- Divers are now in harvesting mode
- Waiting for state to verify areas to be treated
- Hoping for treatment to occur in late September or early October

- We currently have a contract with Solitude and a permit to treat certain infested areas. The areas will be treated if confirmed by the state
- Need more certified divers, tenders and Millie crew members. Please volunteer to help.

FINANCIALS & AUDIT RESULTS: Mary Vinagro

- Mary had prepared and presented a "Profit & Loss by Class" report. A copy of this financial statement was available to every member when they signed in.
- Mary reviewed the report and answered questions regarding this report
- Mary advises hiring a CPA to audit our books before every fall meeting
- Questions from Members:
 - ❖ What happens if a member does not pay?
 - We would have \$80,000 more dollars if everyone paid
 - We have 421 accounts; 495 lots
 - We are sending numerous reminders to members who have not paid
 - ❖ Can we put a lien on property?
 - We used to use a collection agency to go after unpaid dues
 - ❖ Could we post a list of all people who do pay?
 - It was suggested we put a consent to publish account information on each bill
 - ❖ Who has the most unpaid dues, households or empty lots?
 - Most unpaid dues are from households, not empty lots.

Next years budget will remain about the same as this year and will be presented in writing next year according to the bylaws.

- A motion to accept next years budget was made by Bill Doherty, Seconded by Tim Booth. All approved. Budget accepted.
- What happened to the missing money as reported at our spring meeting?
 - ❖ Mary did extensive research to discover that in 2014 there was a set of bills that were sent out late due to the change over to Quickbooks that year. In the past, bills were put together in the fall. Because of the change in the billing cycle one set of bills was not credited to the account at the usual time.
 - ❖ No individual was responsible for this anomaly. It was a change in the billing cycle that created the error.
 - ❖ The board apologized for the confusion about this and issued an apology to Paul Poirier, who had received some derogatory comments about this issue

ROADS: Tom Dube and Dana Margolis

- Dana spoke in behalf of Tom Dube who could not attend the meeting.
- We have a new three-year road contract.
- Rhodes Haskell won the bid and has signed the contract at the rate of \$47,000. He has already been grading the roads and digging out plunge pits.
- Members would like him to be present at next year's meeting. The board will take that under consideration
- Want volunteers to be road watchers to report to Tom if their roads need attention

- The hill by Association Park and the hill near Vachon Beach are targeted to be tarred this year. Money estimates are underway.

LAKE SAFETY: John Shaffer

- It's been a good year on the lake
- Tell boaters to slow down
- New map will be on the website showing depth and size of the lake
- Concern was voiced about renters using the owners boat launch key to launch their own boat or to have a rented boat delivered. A question was posed if renters are made aware of the lake rules. Members would like to see access to the boat launch area not allowed for renters.
- Another area of concern was boaters coming too close to shore. Bill Doherty suggested all slow boats stay near the shore and leave the middle of the lake open for fast boats
- Marine Patrol can be called if anyone is not following the lake rules.

DAM ASSOCIATION: John Brown

- Expenses were minimal this year. Installed a fence around the area for safety
- Treasurer's report was presented by Gene Parker
- Draw down of the lake starts October 15.

GOLF TOURNAMENT: Frank Rago

- Golf tournament was held July 7, 2018 with the most players to date.
- 63 participants, net profit was \$1,900.00
- Money from the tournament:
 - ❖ \$250.00 to Lakes Region Humane Society
 - ❖ \$500.00 to Cindy's Place for all she does for the Food Pantry
 - ❖ Remaining funds may go into a resident scholarship fund.
- Motion to accept Frank's proposal by John Brown, seconded by Ted Taylor, all in favor of Frank's proposal held up their green voting card. Motion passed

COMMUNICATION: Rick Dill

- Website was updated this year
- Rick sends out the email blasts to keep everyone informed of all activities
- Recent member survey was an excellent source of information. Thanks to all who participated

UPCOMING EVENTS: Dana Margolis

- We are asking for an events coordinator
- We will have a boat parade on Sunday to mark the end of the season. Boaters are invited to join in the parade. Millie, our Milfoil boat, will lead the parade. Meet at Association Park at 2:00.
- Pine River Pond has issued a whiffle ball challenge. This game will be open to all ages. Looking forward to a fun time together. The date has been set for September 22, 2018.

- The second annual Chili Contest will be held at Association Park on October 6. Please bring a canned good(s) to donate to the Wakefield food pantry.

OPEN AND NEW ITEMS: All

- If you have a tree on your property that falls into the water, the property owner is responsible for removing it.
- Gene Parker acknowledged milfoil helpers and thanked them
- Please stay away from the milfoil markers in the lake
- Rules on campers on lots were discussed. Town of Wakefield has rules pertaining to the length of time a camper is allowed on a lot. Special permits are needed. Hopefully our new by-laws will address this problem
- Need of a guardrail on Beverly Hills Drive was discussed where the road is crowned and goes around a slight corner. The expense was unknown at this time

ELECTION RESULTS: Jeff Zegas

- President: Dan Margolis
- Treasurer: Mary Vinagro
- Assistant Treasurer: John Brown
- Assistant Secretary: Jeff Zegas
- Milfoil Director: Gene Parker
- Keys: Mark Tucker
- Beaches: Mike Murphy
- Communication: Rick Dill
- **CONGRATULATIONS TO ALL**

VACANCIES ON THE BOARD: Dana

- The election created the following board vacancies
 - ❖ Vice President
 - ❖ At-Large 1
 - ❖ At-large 2
- The vacant positions will be posted on the BLPOA website. If interested, send an email to the secretary at: secretary@blpoa.com
- The vacancies will be filled at our next board meeting

ADJOURN

- Motion made to end meeting made by Jim Powierza
- Seconded by Gene Parker
- All in favor
- Meeting adjourned.
- All board members stayed after the meeting to be available to discuss any other concerns of members.