



Minutes of the BLPOA Fall Membership Meeting

Association Park

Saturday, August 23, 2025

Agenda:

- Pledge of allegiance
- Board member introductions
- Opening remarks - Kerry Vachon, President BLPOA
- Motion to approve Spring Meeting Minutes
- New Nominee Introductions
- Election/Voting
- Dam Update - Jeff Marshall, Chairman, Dam Assoc.
- Reports - from Directors
- 2025 Forecast and 2026 Budget
 - Expense requirements
 - 2026 dues levels
- Election Results
- Motion to Adjourn

Pre-Meeting:

- Most board members were available before the meeting started for questions and/or concerns. In attendance were: Kerry Vachon (President), Mark Tucker (Vice President), Lisa Giannelli (Asst Treasurer), Laura Melanson (Secretary), Ellen Benson (Asst Secretary), Gary Provencal (Association Park), Sheila Amero (At Large 1), Karen Consoli (At Large 2), Jeff Marshall (Beaches), Peter Moulton (Keys), Steve Consolmagno (Communications), Steve Bischof (Lake Safety), Paul Petelle (Milfoil) and Tim Booth (Roads).
- Laura Melanson, Karen Consoli and Sheila Amero signed in members in as they arrived. 91 households signed in.
- Amongst the handouts were the Fall meeting agenda, Spring 2025 Membership Meeting Minutes, 2025 Balance Sheet, 2025 Profit & Loss, 2026 Proposed Budget, Info about open board positions and the 2025 Ballot.
- Meeting agenda, minutes and sample ballot info were emailed and published on Facebook at least 15 days prior to the meeting.
- Mark Tucker was available if anyone wanted to purchase BLPOA merchandise.
- Peter Moulton was available for key swap/purchase of the Association Park gate key.
- Steve Bischof was available to discuss lake safety and provide stickers to label small boats/docks that may get loose.
- Coffee and muffins were served.



Call To Order by President Kerry Vachon at 10:10 AM

The meeting kicked off with the Pledge of Allegiance.

An introduction of the current BLPOA board members and opening statements were made by Kerry Vachon. He also laid out the format and agenda for the meeting.

We asked membership if there were any questions about the minutes of the Spring Membership Meeting Dated May 31, 2025. Rick Dill thought the information Russ Bookholz obtained from the Wakefield Fire Department was missing, but Laura Melanson pointed out it was the second to last bullet in the minutes. Rick suggested we add the actual letter and we agreed to add to the final minutes. Motion to accept was made and seconded to accept the Spring Membership Meeting Minutes. **VOTE:** None were opposed and the minutes were accepted.

New Nominees or people who wanted to introduce themselves were done and then the membership was asked to cast their votes. Paul Petelle identified why he is planning to run for Asst Roads position based on the work he has been doing as part of the roads committee and assisting Tim in organizing projects. Mark Tucker shared he is running for VP again and shared his excitement about contributing to the community and will be moving up full time in the next couple of years. Laura Melanson explained she would like to lean in and provide her project management skills as VP. Janice Hohenstein is a lifelong Belleau laker and looking to help out in the secretary position. Ballots were then submitted and tallied by Jeanne Rago and Sheila Amero.

Reports from our BLPOA Officers & Directors & Member Comments

- Dam Update - Jeff Marshall, Chairman, Dam Assoc.
 - Still waiting for the state to finalize what we need to do. All new boards are in and working very well. Lake is down due to lack of rain. This fall will do a spackle job on the inner side of the dam to help with cracks and erosion. Talking with the board, boards will be in until November 1st.
- Reports from Directors
 - Tim Booth discussed Roads. We have done some work on Belleau Blvd and redid Beverly Hills Dr with 15 trucks of new $\frac{3}{4}$ gravel. Since we were under budget, we also put calcium down on the west side to reduce the dust. We still have money left over and will be addressing issues on Robin Hood as well as a project at the bottom of Vachon near the beach. By next year, we expect 80% of the roads will have calcium. Finally, we put a contract out to bid and had multiple contractors come in allowing contractors to bid either snow removal and/or grading/maintenance. Based on the results of the bids, the board agreed to move forward with our existing contractor, Rody at \$500 less than the contract from the previous year.
 - Paul Petelle discussed Milfoil. We did a chemical treatment of 34 acres last year. We received a report from NH DES survey done on Jul 30 and they found 3 very small areas (less than $\frac{1}{4}$ acre total). This is really good news. We will do some diving work. We will continue to monitor, but overall we are in great shape. Russ Bookholz sent a picture of a landscaper that was fertilizing too close to the lake to Paul. Members



should ensure the landscapers are licensed to fertilize in NH. Based on NH regulations, you should not fertilize within 25 feet of a shoreline. Beyond that 25-foot buffer and within the broader waterfront buffer zone, only low-phosphorus and slow-release nitrogen fertilizers are permitted. Kerry mentioned, in general, members should use zero phosphorous fertilizer if possible.

- Steve Bischof discussed Lake Safety. Seems as if boat traffic and use of the lake has been overall good this year. Want people to think about 2 things. 1) whenever you are moving within ½ of a football field of the shore, please make sure you are going at no wake speed (headway speed), also 2) keep it slow and courteous when there are swimmers, kayakers, etc.
- Jeff Marshall discussed Beaches. Beverly Hills beach was completely redone and the drainage issue was fixed. Sheila Amero was a crucial part of helping out. We've been watching the landscaper and ensuring the work is being done and happy with the work to date. On Gold Coast a few members (Cory Brown and Gary Gottschalk) came forward to help clean up that beach. Rick Dill asked if AWWA is going to evaluate beaches as they mentioned their willingness at the Spring meeting. At this point, the only beach that needs to be reviewed from a drainage perspective is Fire Plug and AWWA has been out to review it.
- Gary Provencal discussed Association Park. Be aware, the PortaPotty is being abused (filled with cans or trash and the lock mechanism was intentionally filled with dirt). He has cleaned it out a couple of times, but it's a privilege and if abuse continues, we may need to remove it.
- Kerry wrapped up with the various projects we've been working on over the last year. Lake is everything and water quality and invasive species and dam are top priorities. Roads were addressed by putting together a committee, increasing the budget, running the tests we wanted (different pack and calcium) and created an Assistant Roads position. Not only does calcium help with dust, it also coagulates the dirt. On beaches we cleaned up Beverly Hills and Gold Coast. Thanks again to Cory and Gary for volunteering to refresh Gold Coast. We'll wrap up with Fire Plug before end of the season. We raised the dues last year and able to accomplish a lot of this with that funding. In May we began communicating the previous year P&L and balance sheet and will continue this in forthcoming Spring meetings. We also said we would do a Financial Audit review. We formed a committee that did not include the Treasurer or Asst Treasurer per our bylaws and it was completed this year. It was the first one that we've done in many years and we'll continue to do it annually going forward. We will also explore having an outside third party accounting firm do this for us in the future. We thank the first good neighbors committee for their previous work and have just appointed a small committee of Board members to continue reviewing rental policies and best practices for our lake. We will also be creating a survey about how members feel about it and will determine next steps based on that. We and some members have been doing research with lawyers, town and state.
- General Discussion:
 - Rick Dill discussed in Aug 24 Fall meeting there were 2 amendments but some members did not get the info. Kerry clarified we did send the items ahead of time by email on May 15 and posted on Facebook at the same time. He is concerned we are interpreting the bylaws incorrectly relative to voting on amendments by bringing an item to one meeting and then having it voted on during the next. The by-laws state "A



proposed amendment to the by-law **may** be introduced at any membership meeting, and voted on at the following membership meeting, the reading of a proposed amendment constitutes proper notice of intent.” Kerry reinforced that it “may” be introduced at one meeting and voted the next but not necessarily and clarified in another section where it states there shall be at least 15 days notice given for bylaws changes and also there were times where 15 days was more appropriate to expedite the process on time sensitive topics.

- Rick is also concerned that he is not getting emails and Steve Consolmagno said he would look into it.
- Rick wanted clarification on why dues were increased last year. Kerry clarified that we increased the dues because the P&L was running in the red from not raising dues for the past 10+ years, with continued cost increases resulting in our declining ability to maintain roads, water and common areas in an acceptable manner. Kerry then stated we are now back in position of having sufficient income to cover our costs and contribute to reserves as is required in our bylaws.
- Rick is concerned that we did not investigate the more than \$50k missing from the account in 2018. Rick has said he has some information he will send to the board.
- Steve Bischof pointed out that Rick had raised some topics he felt were unnecessary or incorrect.
- Ted Houlihan from McGinniss Way suggest members that have complaints or items to be discussed submit them to the board ahead of the meeting to give the board members an opportunity to research if needed and respond.
- Laura Melanson discussed the results of the Financial Audit Committee. We matched balances reported for our savings and checking accounts, including our CD's and separate Golf account, against our Profile Bank statements for the year end of 2024 and the reconciliation tied up exactly. We also reviewed 2024 and 2025 profit and loss. We consolidated a few categories (like merchandise) while also clarifying a few others (back in the day the dues were bucketed into 5 categories and now are 1, and we will still have the old buckets until all late paying dues are collected). We also agreed in our reporting to better and more accurately break out materials, labor and contract expenses under the Roads category.
- Karen Consoli reported the new sign for the west side is close to being complete. We are waiting on the signs to be delivered and then work will be finalized.
- 2025 Forecast and 2026 Budget
 - From a balance sheet perspective, the 2025 is estimated through the end of year based on known expenses. All the CDs are our reserve funds in staggered increments so if we need them we can access them.
 - We are going to be under budget because we budgeted more for Milfoil and then did not need it. All other areas were at or under budget.
 - The proposed budget for 2026 will be leaving dues at \$450 for houses and \$225 for lots and houses with no maintenance roads. The three largest expenses are Roads, Beaches/Park and Milfoil. Based on this new budget, we should have an extra \$14,000 to put toward the reserves.
 - **VOTE:** 2026 budget was unanimously approved by members.
- During the last meeting there was discussion on the paper road on the west side. A member suggested incremental work. We don't know how much it's going to cost overall, but before we can get a quote, we'd need to get a survey which would cost between \$5,000-10,000. Most



likely this will be a multi-year project. The board asked the membership to approve up to \$10,000 to do the survey. **VOTE:** Majority of members approved, 8 members were opposed.

- Carol Provencal discussed the rental property that says it sleeps 28 people with 6 bedrooms and 6 bathrooms with the town. The state will not get involved unless the septic fails. The town has no ordinance for short term rentals. The town hall has complaint forms that we can fill out. Pam Gelardi was on the good neighbor committee and they worked on guidelines and numbers you can call to identify issues.
- Glenn Morton felt we are not paying enough attention cutting back trees. Tim confirmed if areas of the road need to have trees cut back, please email roads@blpoa.com with those areas that need to be addressed.

Election Results:

81 Ballots were returned and additionally there were 10 absentee ballots. Sheila Amero presented who won each of the open positions as follows:

- For Vice President Laura Melanson
- For Asst Treasurer Lisa Giannelli
- For Secretary Janice Hohenstein
- For Association Park Gary Provencal
- For Lake Safety Steve Bischof
- For Roads Tim Booth
- For Asst Roads Paul Petelle

A Motion to Adjourn was received at 11:27 am. Motion was accepted.

Respectfully submitted,
Laura Melanson
Secretary