

**BELLEAU LAKE PROPERTY OWNERS ASSOCIATION
SPRING MEMBERSHIP MEETING
SATURDAY, MAY 29, 2021**

by Joanne Parker, Secretary
Deb Taylor, Assistant Secretary

- Our meeting day turned out to be a rainy day. There was a very large tent set up as well as an easy-up cover so most were able to stay dry.
- All board members present 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. A meeting agenda (attached), fall 2020 membership meeting minutes (sent out previously), lake safety guidelines (attached) and proposed bylaw changes (attached) were also available.

ROLL CALL

- The meeting commenced at 10:03 AM. Attendance exceeded the number needed for a quorum without reading attendees names. We had 1 proxy vote cast concerning the bylaw changes and 73 signed in. There were a total of 74 households represented.

PLEDGE OF ALLEGIANCE

REVIEW OF THE MINUTES OF THE FALL 2020 MEMBERSHIP MEETING:

- Frank Rago, Golf Tournament coordinator, added that four firefighters were also invited to play for free. This will be added to the minutes of the 2020 fall membership meeting
- Motion to accept minutes with this addition by Russell Bookholz
- Seconded by Allan Trombley
- 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
- Support needed for bylaw changes

- Eight seats will be available on the Board of Directors in the fall.
- Beach and road contracts will be going out for bid
- Continue to work on improvements around the lake such as beach work, road upgrades, and tree work
- Budget will be presented at fall meeting
- A message to homeowners who rent their properties to remind renters of all lake safety rules, to respect the speed on the roads, and to have consideration for the houses around the rental properties.

VOTE ON BYLAW CHANGES: Bylaw Committee, Kerry Vachon

- The bylaw committee is made up of 8 people: Rick Dill (Chairman), Mark Tucker, Kerry Vachon, Allan Trombley, Craig Donais, Rick Sager, Bill Rowan, and Bill Pawluk.
- Before any voting occurred, Kerry Vachon clarified Article VIII, Section I that $\frac{3}{4}$ of the members at the meeting are required to accept any changes in the bylaws. All bylaws changes must come before the membership
- A motion to accept bylaw modification as clarified by Kerry Vachon, was made and seconded. No opposition. Motion passed.
- A motion to accept bylaw changes was made and seconded. No opposition. Motion passed.

GOLF TOURNAMENT: Frank Rago

- Golf Tournament scheduled for July 10, 2021
- This will be our 16th year for the Belleau Lake golf tournament
- We need more sponsors. Look on the BLPOA web page for sponsor sheet

REPORTS FROM DIRECTORS

TREASURER: Kathy Toner

- 437 bills sent out; 373 have paid; 64 outstanding balances
- Outstanding balances have been turned over to Attorney Ward
- 10-12 members have not paid for multiple years
- Over \$64,000 of past balances has been collected

LAKE SAFETY: Steve Bischof

- Be considerate on the water
- Slow down to prevent beach erosion
- Have fun on the water in a safe manner

ROADS: Tim Booth

- Roads are in good shape
- Working on tree work, grading, and culvert work
- 15 mph on all association roads. The faster we drive, the more we beat up our roads.

BEACHES: Shelley Jareo

- Swim lines are in. Headway speed near all beaches
- Paddle boards and kayaks can be launched at any beach
- Reminder of no glass containers allowed on any of our beaches
- Thank you to Bill Melanson for constructing a book library located on Vachon Beach

PARK: Ted Taylor

- Minor repairs needed to pavilion
- Several reservations for private events scheduled. Be considerate. Boat launch still open
- Send email if you want to schedule an event. Reservation dates can be seen on the calendar on web page.

COMMUNICATIONS: Steve Consolmagno

- Facebook private group approaching 400. New members can sign up
- Will post links on Facebook group of all mailings sent out

MILFOIL: Gene Parker

- Will be sending out requests for volunteers for boat crew and diver tenders. We usually try to harvest at least once during the week and one day on the weekend.
- If you locate milfoil, please send location via email. A dive team member will come to check it out
- Please help by picking up milfoil floaters out of the lake and burning them

OLD/NEW BUSINESS

- John Kenney from Whittier Communications spoke about the new cell tower that will be erected this summer. He asked for support from our BLPOA community to attract the major networks.
- Jenna Tarabelsi, activity coordinator, reminded everyone about the kick-off gathering tonight at Association Park. Watch the BLPOA Facebook page for future events. Theme for boat parade in August will be "tropical".
- Joanne Parker reminded everyone to submit photos for our 2022 calendar.

ADJOURN

- Motion made to end meeting made by Craig Donais. Seconded by Tim Booth
- All in favor. Meeting adjourned.

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

Belleau Lake Spring Membership Meeting Agenda
BLPOA
May 29,2021 at 10am

May 29, 2021

Time: 10am

Location: Association Park

As required by the bylaws the agenda will be:

- 1- Call to order
- 2- Roll Call (Joanne Parker)
- 3- Introduction of the BLPOA Board
- 4- Pledge of Allegiance (VP Rick Dill)
- 5- Opening Statements (President Dana Margolis)
- 6- Review of the Minutes of the Fall Membership Meeting (August 29,2020)
- 7- Vote on bylaw Changes (Bylaw Committee, VP Rick Dill)
- 8- Golf Tournament Frank Rago
- 9- Reports from Directors
 - Treasurer, Lake Safety, Roads, Beaches, Parks, Communications, Milfoil, Keys
- 10-Old Business
- 11- New Business
- 12-Adjournment

PROPOSED BYLAW CHANGES

Amend Section II Article III Election Procedure

Reason: To ensure that the Asst Secretary and Asst Treasurer are not voted in the same cycle as the Secretary and Treasurer. This will allow the newly elected member to have someone with prior experience.

The elections shall begin with the election of the directors and on alternate years shall proceed as follows: at one election we will elect the Secretary and Vice President **and Assistant Treasurer**, the next year the election will be Treasurer and President **and Assistant Secretary**.

Add this new section X to Article III

Reason: To give the Board the right to implement specific rules that can be enforced ONLY after approved by membership.

ARTICLE III SECTION X: Powers and Duties of the Board of Directors

General Powers. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law, or these bylaws, directed to be exercised and done by Association members. All the powers and duties of the Association existing under the Articles of Agreement and these bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees subject only to approval by the Association Members when such is specifically required. Compensation of employees of the Association, if any, shall be fixed by the Directors. Without limiting the generality of the powers and duties conferred upon the Board of Directors hereunder, the Board shall have those powers which include, but which are not necessarily limited to the following, together with such other powers as

may be granted herein or by law, or in the Articles of Agreement, or which may be necessarily implied:

- (a) Rules. The Board may adopt Rules and Regulations concerning the use, maintenance, alteration, improvement, and management of the Association Roads and other property owned by it, as well as (but not limited to) pertaining to restricting nuisance, signage, vehicles, storage, refuse, common area use, and the setting and enforcement of penalties related to violations thereof.
- (b) Prior to being effective, rules must be presented at a membership meeting and approved with a minimum of 3/4 of voting members present at the meeting. All Owners shall receive notice of any new or amended Rules through the Association's newsletter, web site, mailings, or other forms of communication to the Owners from the Board.

Add new Section XI Article III

Reason: This section will give the Board of Directors and Association the ability to collect dues/fees owed.

ARTICLE III SECTION XI: Collections

Collection of Assessments. The Board of Directors shall take prompt action to collect any assessments due from any owner which remain unpaid for more than sixty (60) days from the due date for payment thereof.

Default in Payment of Assessments. The failure to pay assessments when due shall subject all owners to the following liability, in addition to the amount of any unpaid assessment:

- a) **Late Fee.** The failure to pay an assessment within thirty (30) days of the due date thereof shall result in the additional assessment of a late fee in the amount of \$25.00.
- b) **Interest.** The failure to pay assessments within sixty (60) days of the due date thereof shall result in the assessment of interest which shall accrue on all unpaid and delinquent amounts in default at the rate of twelve percent (12%) per annum.
- c) **Costs and Attorney Fees.** The Association shall be entitled to all costs of collection, including all reasonable attorney fees, incurred at any time as a result of a member's default, which costs shall be specifically assessed against and become the responsibility of the member in default.

Amend Section I in Article IV

Current Wording

SECTION I: MEMBERSHIP

Voting membership shall consist of all property owners of the immediate Belleau Lake area (summer or year-round residents) who apply for membership and pay the full current years dues and assessments. The Board of Directors shall decide any questions as to the eligibility of any person for membership.

Voting on issues pertaining to road maintenance, improvements and assessments shall include Belleau Lake property owners present in person, or by proxy, who

have paid the current year's road assessment.

Reason: No one has ever applied for membership. It is outlined that as a property owner, you are a member. This will also clearly outline who a member is.

Article IV SECTION I: MEMBERSHIP

Membership in the Association is restricted to, and conferred automatically, upon all Lot owners that have a deeded right of access and use of roads servicing their lots, and which are owned and maintained by the Association; as well as all owners of lots having a deeded right of access and use of Belleau Lake (f/k/a "Dorr Pond") and/or a deeded right of access and use of so-called "Beach Lots" and/or other common area property owned and maintained by the Association."

Amend Article VII Section I

Current wording

SECTION I: VOTING

Each property owner who is a member of the Association shall be entitled to one vote. Where a dwelling, parcel or parcels of land are owned by more than one person, the joint or multiple owners shall be entitled to one vote only. Voting shall be based upon ownership and shall not be based upon the number of parcels or dwellings owned; where more than one parcel and/or more than one dwelling are under the same ownership, the owner or owners shall be entitled to one vote. Eligibility to vote on issues pertaining to road maintenance, improvements and assessments shall include any Belleau Lake property owners present in person, or by proxy, who have paid the current year's road assessment, whether or not they are a member of the Association.

Reason: This will keep consistent with the above change to who is a member.

ARTICLE VII SECTION I: VOTING

Each property owner shall be entitled to one vote. Where a dwelling, parcel or parcels of land are owned by more than one person, the joint or multiple owners shall be entitled to one vote only. Voting shall be based upon ownership and shall not be based upon the number of parcels or dwellings owned; where more than one parcel and/or more than one dwelling are under the same ownership, the owner or owners shall be entitled to one vote. Eligibility to vote on issues pertaining to rules and regulations, road maintenance, budget, bylaw amendments, bylaw alterations, improvements and assessments shall include any Belleau Lake property owners present in person, or by proxy, who are current on their due's payment.

Replace Article VIII Section I

Reason: It was only implied that the board had the ability to bring alterations or amendments. Now it is clear and outlined_

Current wording

SECTION I: AMENDMENTS

These bylaws and articles may be altered or amended at any membership meeting of this Association, by three-fourths vote of the membership designated as paid up voters, present at said meeting or represented by proxy vote. No alterations or amendments shall be made unless the membership has been made aware of the proposed changes in wording that shows the present article or bylaw, proposed alteration or amendment of said article or bylaw and the rationale for making the alteration or amendment. Proposed alterations or amendments of these bylaws shall be presented to the membership in writing and shall be included in the call to meeting in accordance with (article vi section iii), notice of bylaw change. Alterations or amendments to these articles, and/or bylaws, may be suggested in writing by no fewer than twenty-five (25) members in good standing. The wording of the proposed change may be amended at said meeting as part of the approval process.

Article VII SECTION I: Amendments

All Articles included in these bylaws may be amended or repealed, or new bylaws may be made and adopted, at any annual or special meeting of the members of the Association, by a vote of Two-Thirds (2/3) of all members who are entitled to vote, provided that notice of intention to amend or repeal shall have been contained in the notice of the meeting. Proposed alterations or amendments of these bylaws shall be presented to the membership in writing and shall be included in the call to meeting in accordance with these By- Laws. Alterations or amendments to these articles, and/or bylaws, may be suggested in writing by the Board of Directors, or no fewer than twenty-five (25) Members in good standing.

BLPOA owners and watercraft operators
From: Steve Bischof, Lake Safety
Subject: Lake Safety, Boat and Water Craft operation 2021

Summer is almost here, and the board and I would like for ask EVERY member to discuss the following with anyone that operates any boat/PWC/kayak/canoe in your home, AND discuss and post/share with guests and renters.

HAZARDS-

There are HUNDREDS of hazards on Belleau lake, a few are marked, but most are not!
Become an expert about the area you are in. Don't endanger your passengers or tubers!
WITH THE LOW WATER THIS YEAR, AREAS SAFE IN THE PAST MAY NO LONGER BE SO!

WAKE-

Operator is responsible for their wake. You tip a kayaker, or injure someone or something with your wake- it's on you. BE RESPECTFUL PLEASE! A PWC doing Donuts 10-20 yards from a kayaker is not appropriate - 50 yards(150 feet)

DISTANCE-

If closer than 50 yards (150 feet or 1/2 of a football field!) from a shore, a swimmer, ski craft, boat, kayak, raft, dock YOU MUST SLOW TO HEADWAY SPEED (A MAXIMUM of 6 mph)! This applies to ski craft also- and was the number 1 complaint last year!

Note: PWC in a cove (about 75% of our lake) must increase the distance buffer above to 100 yards (300 feet/length of a football field) in coves!

JET SKI vs PERSONAL WATER CRAFT (PWC)-

Jet Skis, have been banned on Belleau Lake since 1990 by the state RSA 270:74-a.
PWCs- Only Personal Water Craft with a capacity of 3 or more people are allowed.
All boater regulations apply to PWC operators also, including but not limited to — boater safety training, safe speed, safe operation, safe distance. Please discuss these with operators!

MARINE PATROL-

All enforcement falls on Marine patrol- please call Marine Patrol at 603-267-7256 - if there is a significant problem that cannot be handled Neighbor to Neighbor. Video evidence is rather damning & Fines can be Significant.

NEW IN 2021- If you're operating a motorized vessel, equipped with a safety switch, you must have the Safety switch attached to you- it easy and decreases risk! It's normally attached to you with a red cord.

I keep mine around my wrist, whenever underway.

BOATER SAFETY TRAINING- as of this writing, you can still get your boater safety certificate without a proctored exam. Remember, it's a requirement for any operator of a motorized vessel over 25 hp. Link to register is- <https://www.boat-ed.com/newhampshire/>

We have a Great Lake to be enjoyed by all. Let's have fun on the water, but do so in a safe manner and with respect for the other members of our lake community!

Steve Bischof- Director of Lake Safety

References- <http://www.gencourt.state.nh.us/rsa/html/XXII/270/270-74.htm>
<https://www.nh.gov/safety/divisions/nhsp/fob/marine-patrol/restricted.htm>