



Minutes of the BLPOA Spring Membership Meeting

Association Park

Saturday, June 1, 2024

Agenda:

- Pledge of allegiance
 - Board member introductions
 - Opening remarks - Kerry Vachon, President - BLPOA
 - Reports from Directors:
 - Roads
 - Beaches
 - Milfoil
 - Parks
 - Lake Safety
 - Treasurer
 - Dam Update - Jeff Marshall, Chairman, Belleau Lake Dam Assoc
 - Old Business
 - New Business
 - Motion to Adjourn
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- Most board members were available before the meeting started for questions and/or concerns. In attendance were: Kerry Vachon, Mark Tucker, Mary Vinagro, Laura Melanson, Ellen Benson, Gary Provencal, Christine Gallaher, Karen Consoli, Sheila Amero, Bob Goodwin, Steve Bischof, and Tim Booth.
 - Secretary Laura Melanson and At Large Karen Consoli signed in members in as they arrived. 88 households signed in.
 - Amongst the handouts were the meeting agenda, Fall 2023 Membership Meeting Minutes and the 2024 BLPOA Events. Meeting agenda and minutes were published on our webpage prior to the meeting.
 - Steve Bischof was available at a table with stickers for boats.
 - Mark Tucker was available if anyone wanted to purchase BLPOA merchandise.
 - Coffee and muffins obtained by Tim Booth from Cindy's and were served.

Call To Order by President Kerry Vachon at 10:14 AM

The meeting kicked off with the Pledge of Allegiance.

A moment of silence was held for Allan Trombley who passed away unexpectedly.

An introduction of the current BLPOA board members was done.



Opening Statements were made by President Kerry Vachon. What a winter with a cap of 2 big storms. The rainstorm caused even more erosion to roads and beaches, especially Beverly Hills Dr, Beverly Hills Beach and Belleau Blvd. The 2nd storm took off the top half of so many trees causing a lot of damage. As a result, there was a lot of clean-up work. Thanks to all Board and non-board members who helped. Yet, we are now in great shape. Lake is full and warming up, fishing is good, plenty of hiking trails available and the overall message for the members is let's have a great summer and have fun! Please also be safe and be courteous of each other. He discussed the purpose of the board is to maintain the roads, the lake, the beaches and park and handle internal and external communications. Kerry's vision is to stick to the basics but shift our approach somewhat from short term and reactionary to longer term and getting ahead of the curve. We can all benefit as a community by making some structural improvements to the roads, dam and beaches. We have already talked about the dam in the last 2 meetings re: fortifying it. Investments will be for our future and don't come free. Our plan is to outline the costs of these improvements, and prioritize the initiatives, including the suggestion made last year for the creation of a new road connecting Ballards Ridge with North Desmond. Next will be to consider existing funds in reserve and income from dues and come back with a proposal for the membership. On a side note, we all love that dues were kept at \$350 a year for the last 10+ years, but the reality is costs have increased significantly and at some point the quality of the services provided will suffer without adequate funds to maintain and improve them.

John Kenney was a special guest here to discuss the cell tower. It is operational and ready to go with Verizon. Hold back is fiber cables. Estimated time frame is July. Also trying to get AT&T and T-Mobile on board. Call them and request cell coverage in E. Wakefield or better yet get a hold of your Reps and Senators with emails/phone calls. When Verizon goes live, we'll have 5 bars.

Asked membership if there were any questions about the minutes of the Fall Membership Meeting Dated Sep 9, 2023. None raised. Motion to accept was made and seconded to Accept the Fall Membership Meeting Minutes. None opposed. The minutes were accepted.

Reports from our BLPOA Officers & Directors

President Kerry Vachon noted that these board members are just working all the time. On his travels throughout the association, he sees them working and contributing. Let's have a great summer!

Tim Booth discussed Roads. Hope everyone survived the Apr 4 snowstorm. Thanks to the many who helped. Tim was notified that someone was cutting a tree at 4:30 in the morning and it was our plow guy, Rody Haskell so he could get a tree off the road and continue plowing. Thanks to Josh Edwards for cleaning up 38 truckloads of debris. Reminder that homeowners are responsible for any debris that falls in their yards. We did a lot of work on roads this year. Back in the 60/70's this association was built as camps. Today, 35% of the population live here full time. As a result, there are more vehicles and deliveries are being made (some very big trucks) using the roads. The yearly road budget is \$60k. \$48k goes to the contractor leaving only \$12k for other needs. I try to do as much as I can to clean out plunge pits and fix roads. Tim has saved us a couple of thousand dollars as such. On the list: Robin Hood, water run off problem on Beverly Hills Dr, also corner of Vachon and Belleau Blvd. This would take \$15k and only have \$12k left. In order to do the roads correctly, we'd need to refresh with roughly 3 inches of material. 1,000 yards costs about \$30k in just

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materials. For Between \$40k-75k we could address 1 mile of road. For all roads we are talking about \$240,000 for materials. Including contractor services, we could be talking between \$600k-800k for all 8 miles of road. Tim has been on the board for 7 years and road agent for 6 years. He believes the roads are improving every year and feels currently we should keep road maintenance as is going forward but continue to pursue road improvements.

Steve Bischof discussed Lake Safety. It's a great lake and we can have a lot of fun on it. Please be respectful of other boaters, people on the lake and shoreline erosion. Please be safe. Regarding water quality, the first test will be Monday. Will also check for cyanobacteria in a couple of areas to make sure we don't have problems as we had last year. Please keep pollutants out of the lake. The lake is tested 4 times a year during the summer months. No new hazards have been marked. There are a lot of floating pine branches out there so keep an eye out for that as well.

Kerry Vachon gave an update on Milfoil. The blue foam is marked caution areas where milfoil has been spotted. Please avoid those areas with your boat. Milfoil came back late last year with a vengeance. We haven't needed to treat the lake in the last couple of years. Got permits and will treat on Jun 17. It's a safe treatment with no counter effects to aquatic life and vegetation. If you are irrigating your lawn or plants with lake water, wait a day. Surveyor found more areas with Milfoil: Mercy cove, the narrows and by the floating island in South end. With a mix of hand divers and treatment should be good by the end of 3rd week of Jun. Will test again at the end of the summer to determine next year's plan. Member questions if the town allotted any money for Milfoil this year? Kerry went to the town meeting the last 2 years and we have gotten money with good expectation to receive another \$10k this year. Kerry does not anticipate Milfoil expenses being over budget this year.

Sheila Amero discussed Beaches projects. Thanks to Kerry, Steve, Tim and my husband Dave for all the help with the beaches. They are in great condition. Landscaper comes out every Thursday sweeping/mow of the beaches. With the storms, we had some major destruction at Beverly Hills beach. Had consultant/engineer specializing in shore reconstruction assist us. They identified a plan. We had a work party to bring sand that washed out of Beverly Hills and deposit it back into the 10-foot hole that was created. The state was pleased with what we did. Thanks for all who helped during that work party. Looking to make more fixes so this doesn't continue to happen. Member questions if we could put up signs for work trucks over there? Sheila will address with the homeowner. Last year we talked about putting up a sign on Vachon Beach about dogs. Will readdress.

Gary Provencal discussed Parks. We have a new dock here at association park. No open fires are allowed here.

Mary Vinagro, Treasurer discussed collection. Down to 22 accounts with outstanding balances. Cleaned up a couple via court over the last couple of months. We have some liens and payment plans. Every time we've been to court, they have sided with us.

We will do calendar this year. Please refer to the website for information or email secretary@blpoa.com.



BLPOA Events were discussed by Gail Petelle. Refer to handout for 2024 events and the calendar on the BLPOA website. Had a great turnout last year. Any questions send to events@blpoa.com.

Guest speaker, Jeff Marshall, the chair of the dam committee (BLDA) shared information about the current state of the dam. Everything we needed to fix last year was fixed. Now we are waiting for the state relative to what they will mandate we need to do. Costs will likely be between \$150-175k. We'll take a good look at it before we move forward. The state provided recommendations, and many were fixed before we even got the report. We still need to do the tree work and that will happen soon.

Old business/new business. Some further discussion on upgrading the roads, the dam, the beaches. We've mentioned today it's about \$600k for the roads, \$150k for the dam, \$30k for the beach. If we wanted to make all those changes, we need to look at the costs and determine the best plan and prioritize the needs. We are fine tuning these costs for this over the summer and will bring a recommendation ASAP. We'll most likely be voting on it as a membership in the fall or the spring.

Q&A:

- At the beginning of Robinhood, Rody has nothing to work with. Tim will address.
- Phil Mazzola agrees we need to spend some money on our roads. Can we borrow from reserves? Can we do it in stages, a 1/3 mile here and there? Also agrees to a 2nd access road on the West side.
- Brian Strange asked that instead of just getting quotes to bring all roads to DOT standards at the high cost, to also get quotes for only improving roads that carry the majority of the traffic as well as areas or sections with major problems.
- Kerry suggested we look at starting with the worst parts of both sides of the lake.
- John Awiszus likes the 5–10-year plan to fix the roads.
- On Robinhood a lot of young kids are on ATVs at high speeds. There are no signs for speed limit there. Board will email and Facebook reminding people of the rules of the road. Members could also call the police. Suggestion was also made to call Fish & Game who are very responsive.
- Do the ATVs need to be registered? Kerry will look into it.
- Satellite GPS is showing 30 mph on Beverly Hills Dr. on his Ford. Steve: Is there a way to address this?
- Post meeting, it was brought to our attention that the street sign for McGinniss Way was missing.

Reminder, the Fall Membership Meeting is Scheduled Sat, Aug 24, 2024

A Motion to Adjourn was received at 11:32 am. Motion accepted.

Respectfully submitted,
Laura Melanson
Secretary