

## **Beaver Lake Yacht Club Board Meeting Minutes September 14, 2026 @ 7:00pm at the Boelter's**

**Present:** Rick Boelter, Mike Hipp, Carolyn Duris, Karen Trimble, Suzannah Bong, Lara Ehram (Teams). (Absent: Cam Knuth, Rick Stalle)

**Guest:** Alasdair Cripps

Meeting was called to order at 7:07pm

### **1. Review and Approve BLYC Board Minutes 8/10/2026**

On 8/19/26 via email a motion was made by Mike Hipp to approve the minutes as written, seconded by Carolyn Duris. All voted in favor, motion passed.

*Action: Lara Ehram sent to Jim Grinney to post on BLYC Website.*

### **2. Guest: Alasdair Cripps**

Alasdair came to discuss the BLYC construction fee that he feels is too high or could be assessed differently. He had done his own research and didn't feel that we would need to collect as much for the contingency reserves for future capitol expenditures. He talked to Jason at Summerset, who's personal opinion is that a launch should last 75 years. Alasdair also stated that he feels that the road and launch drive should have a useful life of 15 years with redressing/overlay perhaps only every 5 yrs. This is based on his work in real estate. He understands the fee and our logic behind it; he just feels it is too high because we shouldn't need to have reserves that high. We as a board thanked him for his coming to discuss this matter.

Mike Hipp put together a budgetary analysis of our need for reserves. If 1/3 of our homeowners would need to use the launch for future construction and pay the \$5,000 fee we would generate over the years \$225,000. We know we need to replace the BLYC Launch Pier in the next few years at a cost of over \$100,000. Our Launch has had more than two launch pads in its 80 years, two were generously donated by Bob Nagy and John Nagy and their company Spancrete. We cannot depend on a donation; thus, the cost would be on the BLYC. The launch is no longer gently used only to launch boats; it incurs a lot of heavy load traffic. To replace again we would estimate that to be over \$150,000. Our share of the private road repaving will be over \$10,000 and that life depends on how much heavy weight traffic is incurred through the years. We all know that construction equipment lessens the life of our driveways. The

launch circle repair also comes in over \$10,000 with the same dependency for its life not to mention the annual maintenance needed with the heavy load barge traffic. This is exacerbated because of the high-water table under the launch. The Board feels the best stewardship practice for the BLYC in these regards would be to have 1.5-2x our annual budget in reserves. Currently our annual budget without capital expenditures has ranged from \$50,000-70,000. We have quite a few high-priced improvements to make in the near future. Karen Trimble also added that the fee also is there to have homeowners consider using their own lots for construction traffic versus the launch to try to lessen the amount of traffic there out of consideration for the homeowners in that neighborhood. Lara added that a homeowner that uses their own property for construction traffic incurs their own cost to repair their property after the work, which would be in the thousands of dollars.

Alasdair asked if we have considered a camera on sight to monitor the size of barges and damage to site because of equipment. Rick responded that we have. However, after debating the feasibility of having one installed based on the work to oversee it and that you cannot necessarily see the damage being done through a broad ranged lens.

The Board acknowledged that the construction fee is not perfect, but it is the best solution we have found thus far. Alasdair thanked the Board for the volunteer stewardship of the lake and launch.

### **3. Launch Site Improvements (Rick Boelter for Cam Knuth):**

At the September meeting a vote was postponed to move forward with proposed launch improvements pending a check on two factors. The first confirming that we could create grading and swale to keep water from pooling on the launch circle drive. Secondly, confirming that the bald cypress trees were deer resistant and the canopy did not exceed 10'. Cam confirmed both of all of this was true.

Mike Hipp made the motion to approve the landscaping plan as outlined at the August meeting, not to exceed \$20,000. Carolyn Duris seconded the motion. All present voted in favor. Motion passed. *Action: Cam Knuth will move the project forward to be started this fall.*

#### 4. Private Road Paving Plan Update (Rick Boelter and Suzannah Bong):

Per Matt Bong who is leading the project, the road repaving will commence in the Spring of 2027. The BLYC is responsible for 1/3 of the total cost with our two lots on the road. We need to budget \$20,000 for this project.

#### 5. Annual Meeting Preparation (Rick Boelter):

**a. Notice:** Notice was sent out on September 8 per the ByLaws thirty days in advance by Lara. The proposed changes to the ByLaws were published and posted with an overview of the reasoning behind changes. *Action: Lara will create a ballot and send out to membership for those who will not be available at the meeting.*

**b. Slideshow and Year in Review:** Rick will be creating a slideshow for the meeting. He would like to begin with a Year in Review including pictures from BLYC events. *Action: Rick will do slideshow. Carolyn will collect pictures from social events and get to Rick.*

**c. ByLaws:** Rick will present the proposed ByLaw revision to the membership including an analysis behind the changes. Immediately a vote will be taken. We need 25 voting members present to take the vote. Carolyn mentioned her daughters HOA had trouble getting a quorum and held a raffle for those present. An idea to consider.

**d. 2027 Budget:** Rick and Suzannah will go over our financial results from 2025-2026 for the membership which lead us into our 2027 Budget that will be presented. All capital projects will be reviewed: 2026 Launch Site Improvements and Barge Repair, 2027 Private Road Paving Project and launch surface refresh, 2028 possible pier replacement. Our capital reserve philosophy will be explained which leads to another review of our construction fee and vendor fees. Review of survey that was done after last year's annual meeting. We feel at this point dues can remain in place with 2026 level.

**e. New Board Candidate:** Several prospective members were asked to fill the expiring board position of Suzannah Bong who currently is the Treasurer. We realize that the new member would not necessarily have to become treasurer, that position could be taken by a current board member. The drawback is that there is a lot of transferring of ownership and if someone who takes this

position can commit to more than a year or two that would be easier. A list of a few more members to ask was derived. We need a candidate soon so we can get the ballots out within two weeks of the Annual Meeting. *Action: Karen Trimble will ask these members if they would be interested in serving on the BLYC Board.*

## **6. Other Topics:**

- a. Rules & Regulations vs. ByLaws (Karen Trimble):** Karen wanted us to verify in the coming board season that our Rules and Regulations that are published in the BLYC Dinghy conform with the ByLaws. We feel that as we reviewed the ByLaws this past year that they do, those parts that are under discretion of the Board have those parameters in the Dinghy.
- b. 2026 Vendor Fees (Mike Hipp):** Mike mentioned that all vendors have paid their 2026 general fees. We need to invoice ALL 2026 construction barge fees as a midsummer invoice was not sent out.

**Meeting Ended 8:25**

**Submitted by Lara Ehram**

### **2026 BLYC Board Meeting Dates**

7:00 pm on 1/12, 2/9, 3/9, 4/13, 5/11, 6/8, 7/6, 8/10, 9/14, 10/12

Meetings will be at the Boelter's home unless otherwise stated.

**2026 BLYC Annual Meeting: October 8, 6:00pm**