

Beaver Lake Yacht Club
Board Meeting Minutes
August 20, 2025 @ 12:00pm

Present: Rick Stalle, Lara Ehrsam, Suzannah Bong, Carolyn Duris (Zoom), Rick Boelter (Zoom) (absent Bill Lewis, Karen Trimble)

Guests: Dr. Karin Madsen

Meeting was called to order at 12:05pm – there was a delay due to connection issues on ZOOM.

1. Minutes: Minutes of July 16, 2025 – Suzannah made the motion to approve the July minutes, seconded by Carolyn. All in favor, Motion carried. Minutes will be posted.

2. Meeting Format Review:

- We will continue following Robert's Rules for Meetings.
- Discussion on how to proceed in that manner with members/guests present in accordance to RR's.
 - a. Present topic
 - b. Debate topic among board members
 - c. Offer members/guests opportunity for comment
 - d. Close public commentary and discuss action
 - e. Board members offer options for motions, motion modifications, votes for adoption or votes to defer for future consideration.
- Petitions and Communication: This is an opportunity for any BLYC Member to address the BLYC Board on any issue NOT on the current agenda. The Board encourages input from all BLYC members that wish to attend in person as BLYC meetings are open to all Members. However, the BLYC Board should not act on any new issue brought up during the public petitions section of the meeting that is not noticed or on the agenda.
- The BLYC Board will post the meeting agenda on the website prior to meetings. Minutes will be posted on BLYC website after approval. This will improve Board-Membership Communications.

(Out of consideration of our guest Dr. Madsen, we skipped to Agenda item 5b per which she was present for petition and communication.)

5b. Special Use Construction Permit - Dr. Peter Drescher & Dr. Karin Madsen dated August 12, 2025.

- The board discussed the submitted application to use the BLYC launch for pier construction as their property is not conducive to bringing materials in through it. Both Rick B. and Rick S. reviewed their conversation with Peter. The point of concern was the fee.
- The board reviewed the decision making process for charging the Special Use Construction fee; going over the extensive wear and tear of the BLYC launch, piers and roads leading to it, the weight being carried in and put upon the launch with booms, and the extensive noise and disruption the trucks and barges create in the neighborhood of the launch. We reviewed how we came up with fee amount, that we felt it needed to be enough to have

members think about whether they could receive construction materials through their lot versus the launch site. And that the amount would be similar to the repair of a yard from carrying through vs. being delivered by the barges. But not too great in contrast to the construction cost. We discussed that this policy has evolved over several years as this is relatively new and there has been a marked increase of construction use in the past three years. The Board also reviewed the new Shared Driveway Agreement and how that affects the BLYC.

- Dr. Madsen expressed that she appreciated the time and effort the BLYC Board went through and understands that there is wear and tear to the BLYC property. She did not comment further. Dr. Madsen left the meeting at 12:40pm.
- There was a motion by Suzannah to accept the Special Use Construction Permit and upon receipt of the fee and additional delivery information requested from the vendor the work can commence. Lara seconded the motion. All in favor. Motion Passed.

3. Petitions and Communications:

- Time slot allows any BLYC member to address the BLYC Board on any issue or communication not on the current agenda. The board encourages input from all BLYC Members that wish to attend these “open meetings” in person. However, the BLYC Board should not act on any new spending or policy issue brought up during the public petitions section of the meeting that is not noticed or on the agenda.
- A letter was received via email dated 8/20/2025 at 9:00 am from Mr. Kravitt, attorney for John Nagy. This letter was read to the board by Rick S. as not all were able to read prior to the meeting today.

12:50 BOARD WENT TO CLOSED SESSION.

12:57 REOPENED SESSION.

4. Consideration of an Amendment to Commercial Vendor Policy.

- Tabled

5a. Consideration of Special Use Construction Permit - Nagy

- John Nagy dated May 15, 2025: This project was approved at the June 18, 2025 meeting. Responded that project can start when paperwork complete or option to reconsider and bring materials through property (refund of \$5,000). Boom truck restrictions would be required.

10d. Consideration of obtaining an attorney to help with By-Law Review and address legal concerns.

- Discussed reasons to hire an attorney to help navigate updating the BLYC By-Laws.
- Rick S mentioned rates of \$700/hr from attorney Brad Dallit vs. maybe \$400/hr from Adam the attorney used for Road Association Agreement. Rick B was concerned about high hourly rate.
- It was determined that we can work on the By-Laws as a committee and use the lawyer to review and make suggestions to contain the per hour cost.
- Lara Ehrsam made a motion to proceed in hiring an attorney with the intent of not to exceed \$10k. Motion seconded by Carolyn. All in favor, motion passed.

6. Financial: (Suzannah)

- Current cash balance of \$134,880 with \$1,900 in Accounts Receivables.
- This includes 2024 Special assessment \$30k and 2025 Vendor Fees \$30k and Special Use Permits \$25k. To be used for current and future launch site improvements.
- Two outstanding membership invoices: John Gehl (Does use vendor for pier, no boats launched) and Paul Harrison (poor health, no boats launched, not sure if he uses vendor for pier)

7. Committee Reports:

Social (Carolyn Duris):

- 8/17 Poker Run – Fun event, thanks to Sharon Hipp for organizing.
- 9/21 Oktoberfest – At English's, \$20pp, Blast to be sent out as a reminder and how to pay.

Communications (Lara Ehrsam & Karen Trimble):

- BLYC Blasts will be sent out for upcoming events. Nothing else to report.

Facilities (Rick Boelter)

- See Agenda Item 8.

Fireworks/FOBL (Bill Lewis)

- No Report

Sailing (Rick Stalle)

- No Report

8. Facilities:

- Review and Discuss quote for new pavement resurfacing options at the launch site including an option for new 6" compacted gravel surface over new geo-grid base and the removal of 2 pine trees for wider commercial turning radius. Planting of new more compact trees between launch and the Jacques property.
- Great Lakes Excavating came in at \$25,950. Estimating \$10k for plantings and \$5k for retaining walls rebuilt between launch and Bong property. Rick B. would look into getting a second quote from Merit and it was agreed it would be pertinent to obtain quotes on tree removal.
- Other improvements for the future: Road sign signifying the Private Road, New Piers, Cameras for site.
- Timing of road resurfacing: We would like to have this done the week of 11/1. Would need to close the launch for this. A blast will need to be sent to vendors and members.

9. Set Time for next Board Meeting: TBD pending attendance email, tentatively set for Sept. 18 @ 7:00pm.

10. New Business/Open Discussion:

- a. **FOBL/BLYC Surf Boats Best Practices:** There has been a lot of outside discussion about surf boat regulation in the news and within government bodies. Currently the Town of Merton would like individual lakes to self-regulate. We need a board member/member to work with FOBL to put together a more comprehensive set of policies.
- b. **New Board Members:** We will have spaces on the Board that need to be filled. Noone replied to blast for candidates. Board should all consider members who would be able to fill vacancies.
- c. **FOBL Liason Report:** No Report Given.
- d. **By-Law Review:** (See discussion that happened earlier in meeting.)
- e. **Dinghy Zip Drive:** Cathy Liebert has a zip drive with all past dinghy's on it. She would like to know if there is a method we'd like to distribute to members or keep for posterity. Discussed that she can let people know it is available and copies can be made for those interested.

11. Adjournement: At 1:36pm a motion was made by Lara E, seconded by Suzannah B to adjourn the meeting. All in favor. Motion carried.

NEXT BLYC BOARD MEETING: September 9 @ 5:00pm, Keller Williams Office in Hartland/Zoom

BLYC ANNUAL MEETING: October 9 @ 6:00 at Chenequa Country Club

Submitted by Lara Ehrsam