

**Boulder Brook Club
Minutes of the Annual Meeting
July 28, 2018**

GUEST SPEAKER: Introduction of Turf Ramsden, new Lake Patrol Skipper. Mainly focused on boat and swimming assists. New law that every boat needs a sound device (whistle on a vest is recommended). Warden can ticket \$100 if you don't have sound device. Lake is patrolled about 15 hrs/wk (Fri, Sat, Sun).

CARETAKER REPORT: Introduction of Jesse Davidson, new caretaker for BBC. Jesse will work for the Club until 2 p.m. each day, then will be able to do private maintenance for homeowners. He lives in Fryeburg.

BUSINESS MEETING

I. CALL TO ORDER: The business meeting was called to order at 9:15 am. Roll call indicated that a quorum was established. All Members were present or were represented by proxy with the exception of Brecker, Hollett and Peeke.

II. MINUTES OF THE 2017 ANNUAL MEETING: Reading of minutes was waived, as they had been mailed to Members and are also available online for all to review.

III. PRESIDENT'S REPORT

Beach/Brook

- There was extensive beach destruction this winter/spring. Freddy Wilson came and excavated and restored the beach. New sand bar created. Existing sand can be rearranged but new sand cannot be brought in.
- Beavers have burrowed into banks of the brook, creating possibly unstable areas. Alluvial geologist recommends we do nothing right now. Concern expressed that banks will eventually wash in and brook may become wider. If we take any action, will need to be permitted and will be expensive. Situation will be monitored closely by Jesse and Martha over the winter.
- Discussion about deepening the dock area / reclaiming. Slips close to shore are quite shallow. This may be due to the fact that lake is currently down about 5".

Clubhouse

- Shingles – saved \$7000 by buying unpainted shingles. All members encouraged to help in painting effort.

IV. Long-Range Planning Committee Report

- (committee: Chris Comrack, Shelley Pilsbury, Judy Silva, Don MacKelcan, Dave Languedoc)
- Slide presentation (see website)
- Review of community assets. We extend usable life of assets thru good planning
- Clubhouse was determined to be a priority. Dave Emery hired to assess scope of work. New doors, steps, windows on front done. Unexpected rot encountered, so more carpentry work will need to be done. Jesse will do staining, etc.
- Roof will need to be done. (Metal) Color needs to be chosen. All members encouraged to weigh in.
- S. Pilsbury presented work she has done on history of the Club and Clubhouse.
- Financial plan reviewed per 20-year spreadsheet.

V. TREASURER'S REPORT

- S. Pilsbury presented 2017 revenues and expenditures. 2017 operating year variance was .01% (exceeded planned spending by \$544).
- New model for caretaker compensation reviewed.
- Discussion about insurance and workman's comp (WC) for Jesse. Jesse has applied for independent contractor certification with the State of Maine. Concern expressed regarding BBC liability if he is

injured on the job. He will be asked to consider purchasing Worker's Compensation insurance once he is certified.

- D. Conley proposed emergency fund in lieu of "special assessments" to be kept in investment account. We keep \$10,000 as reserve for this purpose. Should we put this in the by-laws so if fund is depleted, additional assessment is leveraged on each property? Suggestion that this can be put in budget, to build this fund over time.
- Proposed budget for 2019. General expenses will be about the same. Operational expenses are less because of new retainer / caretaker model. Property management line item has now gone way up due to this model.
- Jesse will get raise from \$26/hr to \$28/hr in January if he performs up to standard.
- Capital assessment stays at \$950, cottage assessment will go down (suggestion that we keep it the same and use extra \$\$ to build emergency fund?).

Motion made to accept 2019 operating budget as presented: APPROVED

VI. AUDITORS REPORT: Helen Gernon reviewed and approved finances per letter in enclosed packet to members.

VII. NOMINATING COMMITTEE: Pat Robinson presented the slate for 2018-2019:

- President: Martha Livingston
- Vice President: Tim Silva
- Treasurer: Shelley Pilsbury
- Assistant Treasurer: Don MacKelcan
- Clerk: Debbie Cushing
- Nominating Committee: Pat Robinson, Chris Comrack, Judy Silva.
- Board of Governors: Dave Languedoc (2019), Alexis Comrack (2020), Matt Wiswall (2021)

Motion made to accept slate as presented by the committee: APPROVED.

VI. OLD BUSINESS

- R. Pilsbury presented potential memorial chair made of recycled plastic (red Adirondack chair for beach). Each family can purchase on their own with engraved plaque.
- Reminder that all dogs must be leashed and are prohibited from beach. Sign is posted on gum house.
- Recycling area has been cleaned up. Proposal that recycling bins be given to each cabin and Jesse will sort and take care of. Need more specific info about what can be recycled.
Motion made to have club buy recycle bin: APPROVED.
- Property maintenance – be respectful of your neighbor's view; reminder to keep things trimmed.
- Gifts and cards for Jody will be collected by S. Pilsbury to present or send in next 2 weeks.

VII. NEW BUSINESS

- Discussion about eliminating paper mailing of annual report, etc. to those that prefer it electronically or on website. By-laws mandate "mailing" to address provided. It was suggested that this can include email.
- C. Gentile offered thanks to Rick Pilsbury for his years of service. Gifts presented to Rick and to Dick Conley (who is leaving board after many years).

Meeting adjourned at 10:55 a.m.

Respectfully submitted by Deborah Cushing (Clerk), Boulder Brook Club