

# Boulder Brook Club Minutes of the Annual Meeting

July 27, 2024

## BUSINESS MEETING

**I. CALL TO ORDER:** The business meeting was called to order at 9:01 am . Roll call indicated that a quorum was established. All Members were present or represented by proxy with the exception of Underwood, Stausebach and Clark.

**II. CARETAKER REPORT:** Ted introduced Colin and Bryce Micklon as new caretakers. Colin greeted the group. Said they are doing the best they can as we were added to their client list late. Best to text Colin or Bryce, if possible for any needs (email also works). If necessary, call the office because Colin's wife, Rose Micklon, has a two-way radio for emergencies. Biggest issue we have is beach erosion. We will make a list of closing and opening details for each cabin's owners to complete. Trash - sorting recyclables is very time consuming. Suggestion by Colin to have pre-sorted bins so they don't need to do that. Proud to have 30 years of business!

**III. MINUTES OF THE 2023 ANNUAL MEETING:** Reading of minutes was waived, as they had been sent to Members prior to the meeting.

*Motion made to accept 2023 minutes as presented: APPROVED*

## IV. COMMITTEE REPORTS

### A. Caretaker (Ted Silva)

- One month with the Micklons so far. Initial efforts focused on getting things back to good shape around the property.
- Choice was made to hire them based on past experience and responsiveness.
- Concern regarding cost. Their rates are middle of the road. Cost will be more predictable and quality of work will be higher. \$9,000 retainer no longer needed. Micklon's rate is \$65/hr with possible surcharge. Plowing cost is a bit of an unknown right now.

### B. Trees (Tim Silva)

- Dead and diseased trees removed.
- Two cabins were hit and damaged this winter. In June, one tree behind Gernons "imploded." At-risk trees on private lots will be identified and owners will be responsible for taking care of this. Many large trees are approaching "end of life."

### C. Roads and bridges (Tim Silva)

- Sections of asphalt need to be replaced. Many in bad shape. Back road will be worked on.
- Road bridge - HEB Engineering will give us construction options (replace or repair). New option of pre-fab bridge brought in on a flatbed being explored. Might be cheaper, but may need more pre-installation preparation. Appropriate permitting will be obtained. Abutments are the issue (cracking of concrete under bridge and undermining of structure). Also some engineering defects.
- Maintain 5 mph over bridge and 15 ton weight limit.
- Bridge is a capital project. Need a cost estimate, may need to bump up the capital fund with increased assessment? Not enough information yet to consider this right now, but definitely will be discussed in the near future.
- Have already spent about \$5000 on analysis.

### D. Docks and Beach (Matt Wiswall)

- Storm damage has been repaired. 6 bumpers were replaced.

### **E. Water - (Chip Cooke)**

- One leak was repaired quickly. Need an “as built” drawing of the water system, to eventually upgrade the whole system.
- The Well house is in good shape generally. Long term goal to get well guys out - how often to clean air tanks, etc. Generator needs regular maintenance. Colin will be responsible for this maintenance.
- Water quality is tested monthly as per the state.

**V. FINANCIAL REVIEW:** Cathleen Cooke reviewed and approved finances per letter in enclosed packet to members.

*Motion made to have Cathleen Cooke as auditor for 2024-25: APPROVED.*

### **VI. TREASURER’S REPORT**

- Big storms late winter, early spring requiring much work and clean up. Early summer storm required dock work. Storms are increasing. Budget impacted by this (95% increased cost). Property management was needed so we had to go into capital monies.
- Second part of clubhouse electrical work done.
- Property management budget increased so we won’t need to dip into capital monies. This will be worthwhile because work will be higher quality and more efficient.
- Assessment increased a bit for this year (4.8%)

*Motion made to accept 2025 operating budget as presented: APPROVED*

### **VII. NOMINATING COMMITTEE:**

Judy Silva presented the slate for 2024-2025:

- President: Alexis Comrack
- Vice President: Tim Silva
- Treasurer: Ted Silva
- Assistant Treasurer: Cindy Brown
- Nominating Committee: Andy Brown (2025) Brad Cushing (2026) Judy Silva (2027)
- Board of Governors: Martha MacKelcan (2025) Chip Cooke (2026) Matt Wiswill (2027)
- Louis Ekaireb nominated himself for Governor. No support offered by membership at this time.

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

### **NEW BUSINESS**

- Long Range Planning committee of Chip Cooke, Chris Comrack and Tim Silva are meeting to ensure preservation and long-term survival of our assets. They are identifying our assets and researching replacement costs. They’re developing a spreadsheet linked to a financial planning tool to plan capital and operating costs. Assigning dates to eventual costs (eg old barns at entrance - rip down, enhance, etc). Ideas welcome.
- Need a succession plan for loss of major trees in the next 20 years.
- Discussion of our erosion prevention efforts. As water comes off asphalt during severe rainstorms, we’ve minimized runoff into the lake.
- Next phase is to look at brook flow. Assessment done on June 10 by Fluvial geomorphologist John Field. Report online.
- Laundry machines replacement explored. \$4500 cost through Agren for commercial machines. Hope to do this in 2025 (one more season of use)
- Members would like more chairs in the shade.
- Need more chairs for around fire. Maybe a different type of chair?

- Question about how to do a by-law change. Any change needs to be discussed, written out and presented to membership in advance. Should be done at an annual meeting. Not done by the board, has to be done by members. (unless an emergency). These are not rules, but articles of incorporation.
- Issue of caretaker replacement raised. Membership was notified by one email without having engagement of all. Board said it required confidentiality and sensitivity.
- Duck Race recap - winner board presented.. This event was deemed a success and will run again next year.

**Adjourned at 10:37 a.m.**