

Boulder Brook Club Minutes of the Annual Meeting
July 26, 2025
BUSINESS MEETING

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

II. CARETAKER REPORT: Micklons were not present to present an in-person report.

III. MINUTES OF THE 2024 ANNUAL MEETING: Reading of minutes was waived, as they had been sent to Members prior to the meeting.

Motion made to accept 2024 minutes as presented: APPROVED

IV. COMMITTEE REPORTS

A. Trees and Roads (Tim Silva)

- One damaged tree was removed during winter, as well as a very large branch on back road.
- Roads - continue annual maintenance of back road, which is in very good shape.

B. Docks and Beach (Matt Wiswall)

- Docks are in decent condition. First come first serve for boat slips. Currently one slip available.

C. Water System (Chip Cooke)

- Two minor repairs necessary. Money has been allocated for an update. We may need an outside vendor to replace well casings because there is some degradation and erosion.
- Discussion of testing water for arsenic, PFAS, etc This is done annually per state standards.
- Pumps in good shape at this point

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

Motion made to have Cathleen Cooke as auditor for 2025-2026: APPROVED.

VI. CARETAKER UPDATE (Ted Silva)

- Smooth transition to Micklons as property managers.
- Club opening happened a little earlier this year. (clean-up, docks in, water system on).
- Costs are higher but reasonable.

VII. TREASURER'S REPORT (Ted Silva)

- 2024 exceeded revenue by \$28,000. Included severance pay to Jesse and major clean-up after Jesse's departure. Biggest fall expense was dock removal, because of Micklon's cost structure.
- Previous budgets built on prior caretaker arrangements. New increases more in alignment with current market rates. Roof clearing was a big expense. Major tax increase on community property. Abatement submitted to the town for relief.
- Capital funds depleted. Emergency funds okay. Moving forward, \$29,000 overage anticipated so there is an overage assessment to support new budget. Operations budget also adjusted to prepare for future needs. Capital assessment will remain the same this year and re-examined in the future. Potential upcoming expenses are docks and well casing replacements.
- \$1000 overage assessment will hopefully be just for this year.

- Discussion about cost of trash pick-up. Very expensive. Other options have been investigated. Currently \$600/week (\$22 per cabin per week).

Motion made to accept 2025-2026 operating budget as presented: APPROVED

VIII. NOMINATING COMMITTEE:

Judy Silva presented the slate for 2025-2026:

- President: Alexis Comrack
- Vice President: Tim Silva
- Treasurer: Ted Silva
- Assistant Treasurer: Andy Brown
- Nominating Committee: Brad Cushing (2026) Judy Silva (2027) George Wiswall (2028)
- Board of Governors: Chip Cooke (2026) Matt Wiswall (2027) Helen Gernon (2028)

Motion made to accept 2025-2026 slate as presented by the committee: APPROVED

IX. BY-LAWS

- Judy, Brad, Louis and Kevin were thanked for being on the By-law committee over the winter. Also, thanks to Beth and Carmen for their help with reviewing the proposals.
- Each by-law proposal presented, questions taken and then voted on by paper ballots.
- Extensive discussion on by-law regarding nominations from the floor. (Proposal #4)
- After review of votes, Proposal #4 was not adopted. All other changes accepted.

NEW BUSINESS

T-shirts - Cindy Brown has used a design by Judy Silva to have t-shirts and stickers made. More information to follow on how to order.

Judy Silva discussed Chinese Mystery snails (LIPPC). Keep an eye out for these invasive species! More common in shallow waters (Lower Bay). Also, Judy would welcome assistance in weeding the brook as needed.

Thank you to Cindy Brown and Martha MacKelcan for their service on the BBC Board. Debbie Cushing will be stepping down as Clerk as soon as replacement can be found (has to be full-time Maine resident).

Route 5 sign has been re-habbed and is up!

Duck Fund helped offset costs of Annual Duck Race. Brad Cushing thanked membership for donations.

Tennis court repair and painting quotes should be received soon.

Buildings - dilapidated structures need to be addressed. Will be added to budget as finances allow. Chris has included this as part of long-term plan.

Bridge is on hold due to finances. Bridge is posted for weight and is stable. 2027-20230 timeline.....placeholder included in budget.

Reminder to keep all smoking in the designated area near picnic tables.

Suggestion to have property surveyed and marked. (John Bliss). Might be able to get group rate if many people do this.

Possibility of moving line up of red chairs, into groups or other arrangement.

Suggestion of clubhouse clean-up day. (George Wiswall, Andy Brown, and Cathleen Cooke offered to work together on this)

Recognition of better communication over the past year - regular newsletters and updates are appreciated..

Meeting adjourned at 11:03 a.m.