

# Boulder Brook Club Minutes of the Annual Meeting

July 30, 2022

## BUSINESS MEETING

**I. CALL TO ORDER:** The business meeting was called to order at 9:03 am. Roll call indicated that a quorum was established. All Members were present or represented by proxy with the exception of Peeke and Underwood.

**II. MINUTES OF THE 2021 ANNUAL MEETING:** Reading of minutes was waived, as they had been sent to Members prior to the meeting.

*Motion made to accept 2021 minutes as presented: APPROVED*

**III. CARETAKER REPORT:** Jesse reported a good year. The club thanked him for his work.

### IV. COMMITTEE REPORTS

#### A. Trees (Tim Silva)

- Several large trees were removed, as they were either unhealthy or contributing to erosion. There are still several trees needing attention; Colin Micklon is monitoring and will proceed with removal in responsible fashion.
- Discussion about replacing trees as we remove them. Tim stated that there are plenty of new trees coming up, and we need to be sensitive to planting trees that may block views or shade areas like the community garden. Suggestion was made to possibly plant trees near the wells on Route 5.
- Impact of spongy moth infestation was briefly brought up.

#### B. Docks and Beach (Martha Livingston reporting for Matt Wiswall)

- New buoys in place along swim area and end of breakwater. These are much more visible.
- There have been 2 sprayings for wasps under docks, which helped a lot. Spraying will now need to be done only once/year.

#### C. Roads (Martha Livingston and Tim Silva)

- New culverts on back road have improved winter and spring conditions.
- Engineering analysis on the road bridge has been done. Concrete abutments have been undermined over the years and are cracking. This bridge is 50 years old. Weight load analysis is being done to create a plan for possible repair.

#### D. Beach erosion mitigation project (Tim Silva)

- This project will take place in late September - early October. Plan was drawn up by Oxford County Soil and Water Commission (approved by DEP). Contractor has been engaged; cost will be about \$12,000. Planned excavation of approximately 1300 sq ft, with gravel and geo-grid to be added to slow down erosion. Also installation of new planting beds near bulletin board and trash cans with native bushes, mostly blueberries. Reclaiming of sand may be possible, although DEP has turned this down in the past. Might want to re-visit this.

**V. FINANCIAL REVIEW:** Helen Gernon reviewed and approved finances per letter in enclosed packet to members. The board thanked her for her review.

### VI. TREASURER'S REPORT

- We exceeded our 2021-2022 budget by \$8,000, mostly due to property management. Early/Spring season storms needed extensive cleanup. General operating costs were below budget.
- At the end of 2021/ start of 2022, Board reset expectations for Jesse, with electronic timecard and more justification for expenses. He now gets paid twice a month. Still needs close monitoring but things are much improved.

- There will be an increase in assessments by 6.7% (first time in a few years).
- For additional income, right-of-way fee for non-BBC properties will be raised by \$100 (2 properties). Dock and water storage fee also increased a bit.
- Clarification that snow removal outlined in budget is roof clearing only. Plowing is a different line item, which comes out of Roads budget. Pump house and clubhouse roads need to be cleared for insurance purposes. Plowing to lake done as “Good Samaritan” act to allow emergency access to lake. Winter owners pay for plowing of back road on a prorated basis.
- Jesse’s rate is currently \$30/hr. (increased to better align with market rate). Retainer remains the same.

*Motion made to accept 2022-2023 operating budget as presented: APPROVED*

## **VII. NOMINATING COMMITTEE:**

Chip Cooke presented the slate for 2022-2023:

- President: Martha Livingston
- Vice President: Tim Silva
- Treasurer: Ted Silva
- Assistant Treasurer: Debbie Cushing
- Nominating Committee: Chip Cooke (2023), Judy (El Cielo) Silva (2024), Andy Brown (2025)
- Board of Governors: Alexis Comrack (2023), Matt Wiswall (2024) Martha MacKelcan (2025)

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

## **OLD BUSINESS**

- Louis Ekraireb would like to follow up on the idea of a Sustainability Committee as suggested last year. Doug Hollett and Chris Comrack are also interested in this.
- Extending season in May and October by one week was again suggested. Possible issues with Jesse’s availability and weather. This will be brought up to Jesse. At the very least, turning water on and off earlier and later each season could be done.
- Reminders that dogs need to be leashed at all times. Not allowed on beach from 9 am to 7 pm.

## **NEW BUSINESS**

- Rick Pilsbury raised the issue of term limits on board. Discussion ensued. Process needs to be more clearly delineated and discussed. This goes along with drafting of clear guidelines for Nominating Committee, which will be done by the BBC Board.
- Kevin McDonnell suggested adopting electronic payment for dues. There is a fee associated with this. Ted will look into it.
- Kim McDonnell would like to take on the position of social chair. She is willing to coordinate organized activities at BBC, including updating an online calendar of events. All agreed this would be welcome.
- Martha Livingston brought up the ongoing issue of speeding and how to address this. Speed bumps might be necessary. Remind renters and contractors of the 10 mph limit. Keeping a record of license plates and car descriptions of visitors was suggested, along with adding this to the renter form. Send a notice to the owner if renter is seen speeding, to remind renters and owners of speed limits.
- Suggestion of lighter weight chain to close off road in off-season. Current chain is very heavy.
- Boulder Brook sign on main road needs touch up - Chris Comrack offered to do this in off-season.
- Monica Meyer suggested that more transparency between board and members. The board should share minutes of their meetings. More frequent newsletters will also be put out.
- Boat storage in the field should not be happening long-term. Safety and aesthetics issues.

**Adjourned at 10:24 a.m.**