

BCCA ANNUAL MEETING
9/8/24

AGENDA

Welcome to New Members

Oak Lane Stairs

Maintenance of Beach Club Stairs

Deck Maintenance

Sluiceway

Treasury Report

Questions from Community

September 8, 2024 Annual Meeting

The annual meeting of BCCA on 9/8/24 was called to order by Suzanne Rader Kinkel at 5 PM. A quorum of members attended. A welcome to new members was done.

Oak Stairs Discussion

We began the meeting with an open conversation about the Oak stairs and the encroachment on BCCA property by the Knellers. It was noted that the current patio and white fence, which replaced the previous owner's stone patio and wooden fence, have encroached on BCCA land. The encroachment was acknowledged, and we agreed to let the community vote on the best resolution. A survey will be sent out, and once the votes are tallied, we will share the results with the community and the community will decide on the next steps.

Beach Club Deck Repairs

A work party committee was discussed to address the Beach Club deck and stair repairs. Volunteers include Mike Pisco, Pat Clarkin, Dominic Pagnozzi, Matt Maccaro, Justin Underwood, and Charles Scaffani (via email). The Board asks this committee to coordinate and report back. Future committees are possible.

Sluiceway

An RFP was sent out to 3 landscaping firms to respond with specific points to cut the knotweed growing up the sluiceway and the berm pushing dirt into the drain and blocking it. The community was totally against the introduction of pesticides to the knotweed, once cut down, as they will go down the cliff.

Discussion ensued with a direction of a work party cutting the knotweed down and digging it out (as it is rhizomatous like bamboo) in the fall and then in the spring, covering the berm with landscaping material and planting plants around the berm (Japanese Forest Grass mentioned). A work party would need to be formed and report back to the Board.

Feedback to Board -The Board also received feedback about improving neighborly communication by limiting email exchanges and ensuring a positive, community-focused tone. Many members expressed a preference for resolving issues in person rather than through public email discussions. However, we cannot control or prevent community members from using "reply all" to share their personal anecdotes and opinions.

Treasurer Report:

Thanks to everyone who paid their dues promptly this year and used all the payment options offered (Check, Credit Card, Apple Pay)

- Checking balance \$25,465.45
- Savings balance \$4,002.49
- One neighbor still owes \$300 for dues (Hnizdo)
- William Genaro remains uncollected - 169 N Side Road (Bankruptcy pending and dues owed = \$3,900.00). A lien is in place.
- 2024 Expenses
 - Jan – \$156.29 to Suzanne Kinkel (Go Daddy website maintenance)
 - May – \$1,500 to Sean Walter (representation for boundary dispute)
 - May – \$2,444.06 to Echo Design Group (tree removal and clean up)
 - June – \$704.00 to ARC Excess & Surplus LLC (D&O insurance)
 - July – \$2,862.73 to Lupton & Luce Insurance (property insurance)
- Upcoming 2024 Expenses
 - Dec - \$724.40 to Receiver of Taxes (property taxes)

Post meeting, a group including Suzanne and several Oak Lane residents inspected the Oak Lane stairs (both before and after the gate) as well as the existing drainage pipe. It was clear that the stairs need repair and maintenance. Dominic Pagnozzi proposed a solution to divert the pipe and reinforce the stairs. What stands out in this community is the wealth of experience from members offering practical solutions, combined with the insights of long-time residents who understand the history of how this community was built.

In closing, a community member inquired about Board terms. The current Board's term ends in 2025. A Nominating Committee, per bylaws, will be formed with five members (two appointed by the President, three by the Board). We are now accepting nominations for new Board members, as some current members will not return.

The meeting was adjourned at 6:15 PM.

Thank you,
Board of Directors