

BPOA 2023 AGM Minutes

Date: August 5, 2023

4:00 pm

Alberto Aiello Park, Belair, Manitoba

Board Members Present:

Lauren Semeniuk, President

Shannon Husain, Vice President, Acting Secretary

Agnes McMurdo, Events Committee Chair

Members at Large:

Larry & Melissa Ulrich, Mike Thompson, Justin Semeniuk

An additional 27 community residents were present and names recorded.

The President took the chair and the Vice President acted as Secretary of the meeting.

1. Review of 2022 AGM minutes – Lauren Semeniuk

- Motion to move forward the minutes were made 1st by John Stebner and 2nd by Larry Ulrich.
- No business arising and it was unanimously carried that the minutes be approved.

2. Events – Agnes McMurdo

- An update on events held to-date was provided including Canada Day and Paint Night. Both events were well attended.
- Events coming include:
 - Community BBQ following immediately after this AGM,
 - Movie Night - August 6. We are featuring the 2023 film, Dungeons and Dragons, Honour among Thieves (rated PG). Bring a chair and enjoy free bag of chips.
 - Rock Painting on Aug 12
 - Halloween Night on Aug 19 (highlighted that any volunteers can contact Agnes directly or email BPOA)
 - Bike Rally Sept 3 – still looking for volunteers to run Station Stops.
 - Attendants were reminded about Yoga every Saturday morning at 9 am in August
- To get regular updates on events, see our Events & Recreation page on www.belairpoa.com/recreation or sign up to receive Emails from the BPOA. Also check the community boards, Belair Properties Facebook and Instagram.

3. President's Report

a. Safety – Lauren Semeniuk

- Bear Activity – Please remove bird feeders in Spring, Summer and Fall, keep property clear of garbage and left out food or drinks (contact Conservation hotline on our website for problem bears)
- Be mindful of pet and child safety from coyotes and other forest animals.
- Only 30 km/hour within Belair Properties. RM reduced speed of Lakeshore Road to 70 km.
- Reminder that ATVs and dirt bikes are not permitted on any of our walking trails within BP
- To reduce theft, recommendation to keep property looking “lived in”. Example, keep a light on, gates open and low-cost items out in plain view (like beach towels/toys) to give appearance that someone is home. Keep high value ATVs, etc out of view or locked up.
- Swimming off our shoreline – recommend being within arms reach of your children and use life jackets and floating assists where possible. Avoid using inflatables in the water due to sudden change in wind direction.
- A new Park Waterfront Sign has been ordered that covers off fishing safety guidelines down by our concrete pad.

b. Membership Drive – Shannon Husain

- Our Spring membership drive entailed a multi-channel communications campaign including social media, emails and posters, and expansion into Pebble Springs Crescent, we have successfully signed up:

As of Aug 5 (AGM), 75 or 36% of permanent and seasonal homes signed up for membership. As of Aug 30, 86 Members or 41%.

Representing \$2,580 member fees (as of Aug 30)

Additional \$870 in Park donations over and above membership fees (as of Aug 30)

- Congratulations to Leslie Smith for winning a custom cottage sign the Early Bird membership sign up prize
- The Belair Properties Owners' Association (BPOA) is led by a 100% volunteer-based group made up of properties owners within Belair Properties. Our funding comes from membership fees, community donations and some nominal funding from the RM of Alexander. Without resident membership and ongoing volunteers within our Board, the BPOA cannot continue to operate at its current capacity.
- Residents who want to sign-up as a member, can do so at the membership table over here or after the event anytime via our Membership page on the Belair website (www.belairpoa.com). It is only \$30 for an Annual family membership of up to 5 people.

c. Community Maintenance – Lauren Semeniuk

- Park Wash-out - Most of repairs from the Spring 2022 wash-out by our concrete pad and benches have been completed. We are still waiting on the stairs to be completed. Thank you to the RM of Alexander for completing these repairs and for the Department of Fisheries and Oceans for funding it.
- For those of you not aware, there is other ongoing maintenance that goes on within our community:

- RM of Alexander completes grass cutting along our roads and our paths three times a summer (they have done two passes so far). The RM also pays for grass cutting in our green space off of Lakeview Drive.
- The RM plays a role in road work, safety signs (ex. downed Stop Signs), and removal of dangerous or dead trees/branches.
- Our Park is currently being cut by a lawn service company on an as-needed basis. Once our Park renovations are completed, we will have a more consistent maintenance plan in place.
- Snow plowing is managed by the RM on a regular basis.
- We hire a snow removal company to manage the lane to the community water station on Lunney Road.

4. Treasurer's Report – Shannon Husain

- Treasurer, Jeff Wood, was not in attendance, so Shannon reviewed the report including Balance Sheet and Income Statement.
- A motion was put forward to accept the report, which was accepted by Melissa Ulrich and 2nd by Diane Wolfman.
- It was unanimously carried that the Treasurer's Report be approved.

5. Election of officers – Lauren Semeniuk

Lauren shared that having an Association within Belair Properties is a good thing and we believe the community benefits from it, but our existence is highly dependent on volunteer support within the community. In order to effectively operate, we need to fill 2 positions on the board: Secretary and Treasurer. We are asking for a minimum of a 2 year commitment in the role, volunteer at a minimum of 1 major social event each year, and attend the Board meetings.

A description of the roles was provided:

a. Secretary, Executive Officer role

- Primary duties include preparing for meetings and documenting minutes. Board meets 3 times per year including this AGM. Duties also include monitoring and responding to inquiries into the Belair email and working with the Board on timely responses. Training and support will be provided.
- No volunteers or nominations were made so the Board declared they will continue to search for a Secretary. A couple of residents declared interest at the close of the AGM.

b. Treasurer, Executive Officer role

- Primary duties include financial reporting and budget updates 3 times a year, and membership tracking. Ideally someone with accounting background but if not, then the ability to provide basic bank transaction tracking and liaise with a 3rd party accounting service. Training and support will be provided.
- No volunteers or nominations were made so the Board declared they will continue to search for a Treasurer. One resident declared interest at the close of the AGM.

c. Members-at-Large

The Board has roles called Members-at-Large (MaL), which are not executive officer roles, rather

participants within the Board that offer input and support at meetings and within the community. They allow the Board to meet a quorum needed to vote on Board decisions. It was asked that MaL volunteer at a minimum of 1 major social event each year and attend the Board meetings.

- Current MaL who are continuing with the BPOA are:

Larry Ulrich, Justin Semeniuk, Mike Thompson, and Angela Curtis

- Thank you to **Jim Kovachik, Melissa Ulrich, Coral Wood, Eldon Sebelius and Daryl Ollson** for your time and efforts as Members at Large. They are now stepping down.

- As per the BPOA Constitution, we need a min of 5 MaL, but we can have up to 10.

- Residents that volunteered to sign up as new MaL are **Kay Bush, Matt Andrushak, Glenn Lepp, Tiffany Lepp, Dan Ganas, and Michelle Schofield.**

6. Park Project Update - Shannon

- Shannon announced again the reaching of our fundraising goal through community donations (\$20,500) and grants (\$37,500 MB Building Sustainable Communities Grant and \$17,000 RM of Alexander).
- The new Playground is being shipped Sept 8 and installed around 2nd week of September.
- We are currently in the quoting phase for the Covered Shelter – completion must be done by March 2025 when our grant agreement ends.
- Volunteers for Park were requested for take down and removal of play structure during September long weekend.

7. Special Guests:

- a. Jack Brisco (Mayor) – Mr Brisco highlighted that the RM is there to support the community and that having an Association means we can act as a stronger voice to achieve our goals.
- b. Gordon Kaye (Ward 1 Councillor) – Mr Kaye discussed the Victoria Beach Dredger operations and thanked the BPOA for our donation last year.

8. General business

- Resident asked about road construction for Clan Mothers. Mr Brisco indicated that the construction is now complete and the road clearing along Mary Glenn was a MB Hydro initiative.
- Lauren invited attendees to stay for pulled pork, chicken or a vegan option on a bun along with coleslaw, drink and dessert. There are Door Prizes to give away at 6:30 pm so stick around and enjoy the live entertainment from the very talented Colette Lessard.

9. Date of next AGM - August 3, 2024

10. Close of Meeting

- Bev Stebner motioned to Adjourn the meeting.
- Meeting adjourned at 4:50 pm