

BPOA 2026 AGM Agenda & Minutes

Date: Saturday, July 4, 2026

10:00 AM

Alberto Aiello Park

Board Members Present:

Executive Team

Shannon Husain, President

Mike Thompson, Vice President

Karen Philippe, Treasurer

Lorraine Hay, Secretary

Members at Large Present:

Glenn Lepp, Tiffany Lepp, Kirk Johnson, Lauren Semeniuk, Justin Semeniuk

An additional 10 community residents were present and names recorded.

1. **Call to Order** – Shannon H
Meeting commenced at 10:15 am.
2. **Adoption of Minutes of Last Annual Meeting** – Shannon H
 - Called a motion to approve the Minutes. Lorraine H – motion to pass. Mike T – 2nd.
3. **President's Report** - Shannon H
 - Opening remarks/welcome
 - Thanked everyone for coming
 - Thanked volunteers and board members for their time and efforts over the past year. Special thank you to Mike Thompson for spearheading the Street Sign/Flower Box Project, Magel & Michelle Fournier for coordinating and putting soil into each box, Freestyle Landscaping for donating the soil, and to Karen Philippe for ensuring unsponsored boxes received flowers and providing watering support across the whole community. Residents who are sponsoring Flower Boxes this summer were also thanked.
 - Thanks were given to Glenn & Tiffany Lepp for harrowing the park sand and fixing our damaged soffits on the picnic shelter.
 - Thanks were given to Kirk Johnson for building a new kayak rack for our park and to Freestyle Landscaping for donating the crushed gravel. Looks great! There are still four available spots left to rent for only \$25 for the summer (July 1-Sept 30).
 - Thanks were given to Lorraine Hay for leading the design of our new Memory Plaque Program, which will be launching shortly.

- Thanks were given to the BPOA members: “Without you, we would not be able to operate as we do as a board and fund operational expenses such as park insurance and maintenance, and hydro for the Lunney street pumphouse that provides water in the off-season. These are just a few areas that membership dollars help fund.”

4. Treasurer's Report – Karen P

2026 (Jan to June) YTD Financial Update was reported on.

- Community Donations are up this year at \$1,322 YTD.
- YTD our largest variance to our budget is the \$53,770 “From the Ground Up” grant and \$10,000 anticipated RM grant that we have applied for regarding our Green Space renovations. \$5,000 of the \$10,000 RM grant was approved but not issued yet. We have not heard back on the From the Ground Up grant as of yet.
- We have been notified that the \$2,200 Water Safety grant to cover a new mat for gravel leading down to the boat launch has not been approved.
- Top revenue item YTD is our Community Donations, which are \$622 over budget, top expense item is our Flower Box repair and replacement of \$1,473, so far still under our budget of \$3,370.
- Remaining Funds in Reserve (FIR) are \$4,004 after YTD funds in reserve expense
- Actual YTD Operating Bank Balance is \$9195 after FIR of \$4004 removed. Shannon confirmed that she'd like to keep 7-8K of this untouched for unexpected emergencies.

Need to submit Tax Receipt Report by Nov 15/26 to RM – we now have to distribute tax receipts ourselves to residents so will be moving to an electronic delivery system, whereby a PDF of tax receipt will be emailed. (no more mailed out physical paper receipts)

- Called a motion to approve the Financial Report. Lorraine H – motioned. Glenn L – 2nd.

5. New Business

a. Events – Shannon H

- Confirmed that we have no Events Coordinator this year, just Volunteer Leads with a Committee.
- July 1 – Hosted Canada Day cake and fireworks (partly funded by the Celebrate Canada federal grant of \$350 and we matched with \$350).
- August 1 (Saturday) - Family Fun Event - There will be a pulled pork dinner and fixings (along with a vegetarian option), family Olympics and a live 2-person rock band. Guests were encouraged to come out and meet their neighbours. The event is free for all to attend but the meal is only free for members. Non-members can purchase the meal or sign up for the membership on-site and get their meal included.
- Sept 5 (Saturday) – Boo-tacular Bike Rally – our traditional bike rally but with a Halloween twist. This is a free community event; you just need to register in advance. Registration information will come out in July along with the sign up to be a Station Stop Host on your driveway or be a trick or treat stop.

b. Membership Program – Shannon H

- As of today, we have 91 cottage memberships signed up for the 2026-2027 year, which contributed \$2,670 towards events and operational costs within our community. An additional \$1,122 came in through the membership program as donations towards the Community Improvement Fund. Thank you!!!
- We are sitting at approx 36% of our total support area so there is definitely room to grow. We have sign-up forms up here if you want to grab one on your way out or visit our Membership page on the Belair website at www.belairpoa.com/membership.
- Congratulations to our Early Bird Winner, Raymonde Gagne, for winning \$100 to spend locally within our community.

c. Community Projects Update

- In the Park (since last AGM) – Mike T
 - a) New Playground Spinner and Park Donor Tree Sign.
 - b) New gravel added on the road.
 - c) We also placed donated sand from Freestyle to boost up low spots under/around play structure and the swings.
 - d) More rocks in front of the south bench have been added for erosion protection. We'll order more sand to level off the ground by the bench and fill any more low spots that need it in the playground area later this summer.
 - e) We are getting a quote on how to fix the concrete launch pad as it is in disrepair. It will continue to operate as a non-motorized craft launch only. The RM did some patch work last year. \$5,775 to resurface only.
 - f) New Kayak Rack built by Kirk J. has been added. We'll have a permanent sign up soon. May need a culvert, but that can be added at any time.
 - g) RM is now cutting the grass in the park.
- Around the Community (since last AGM) – Mike T
 - a) Street Sign & Flower Box Refurbishment
 - Valley Fiber donated \$1,000 towards the project.
 - Thank you to Bob Kovachik of Pebble Springs Bed & Breakfast for his handiwork in building our new boxes.
 - Everything has now been completed except for the painting of the white metal posts. So far we have spent \$4,715.87.
 - The next phase will be to refinish the street names signs. We'll also need to refinish the "Welcome to Belair Properties" sign at Lakeshore & Westland. Does anyone know the lady who did the re-painting of the old original street map at Lunney & Westland? They did a great job and maybe would like to do this as well. Going forward we should use the same stain as the street signs. Lauren S. volunteered to research this and report back.
 - Also we will eventually re-stain the existing flowerboxes as they will start to "grey" out.

b) Greenspace (old tennis courts) – Mike T

- We have approval from the RM to do a low maintenance/low impact recreation space in the Greenspace off of Lakeview drive. We have applied for a Gov of MB grant called “From the Ground Up”, which we will know if we made the cut by July this year. This is the second attempt at the grant.
- If our grant comes through, we will be putting together a planning committee and conducting community engagement to gather feedback on the space development and address concerns.
- We have been approved for \$5,000 from the RM of Alexander to be used towards this project. Depending on what happens with the larger Government of MB grant, we may carry these funds over another year. It is an advantage to have funds allocated for a project when applying for a grant.
- Our application for a \$5,000 ACU Community Grant was denied. We will apply again in September as this grant is offered twice a year.
- Brushing (widening) of the green space road was done by the RM last year.

c) Other Maintenance Updates – Mike T

- The RM has recently cut the grass on the sides of the roads, a request has been made to have their crew cut the grass in the walking paths as well. This is supposed to happen 2-3 times a year.
- Special thanks to Gilles Phillippe for cutting the grass around the flower boxes. The area looks wonderful and we really needed it with all the rain we've had.
- Leaf pick up by J Ashley Cleaning Co. will once again be taking place in the fall (October 13th) for BPOA Members only.
- Park security camera will be coming in the near future.
- Bike rack will be moved from the park entrance to the bottom of the hill.
- Damaged soffits on the picnic shelter will be replaced by Glenn L. sometime in July.
- Park trees near the shoreline will be pruned in the next few weeks.

d) Memory Plaque Program – Lorraine H

- Our program will be launched on our BPOA Website in the next couple of weeks so that hopefully we can present our first plaques at our Family Fun BBQ on Saturday August 1st.
- Based on the suggestions made by Agnes M and Lauren S at our BPOA Spring 2026 Board Meeting, more research was done and a more flexible and affordable manufacturer was found to help head up the program. We now have plaques starting at \$89 (inc tax) to BPOA paid Members.

- Etched Out Laser Designs Ltd. will be working with us to provide a high quality “commercial” grade acrylic product that is both weatherproof and flexible making it stronger. Also this product is able to allow us to offer a variety of design graphics within the plaque itself unlike those offered by other companies.

6. Election of Board Members – Shannon H

- Treasurer
 - We put out a call for a new Treasurer in the Fall of 2025. We only received 1 candidate, Karen Philippe, who stepped in in an acting capacity starting in January 2026.
 - At this time, I would like to request if there are other candidates who want to put their name forward? Call 3 times.
 - no other candidates came forward, announced Karen Philippe as the new Treasurer by proclamation.
- We are saying goodbye to Michelle Schofield and Kailie Bush, as Members at Large, who are not renewing their terms. Thank you Michelle and Kailie for your time and efforts on the Board. We wish you well.
- We have room for additional Members at Large to join the Board. At this time, I would like to request if there is anyone here who would like to join the Board and take a more active role in the community.

7. Constitution Consideration of Resolutions and By-Laws – Shannon H

- It was announced previously that the Board would like to put forward changes to the Constitution. This is mainly to bring it up to date and more in line with other lake cottage associations. The last update was done in 2016.
- Shannon went through the changes and requested a show of hands.
- All changes were passed. A 2/3 majority vote was achieved to pass the changes.

8. Invited Guests - Ward 1 Counsellor, Gordon Kaye, (Mayor, Jack Brisco - absent)

- a) Priority this year has been the Harry Craig Hillside Beach Boat Launch.
- b) RM Office changes – current CEO retiring: New CEO Jocelyn Whaley from Alberta but originally from Manitoba – OPS Mgr. Jason Green is retiring as well: replacement to be announced.
- c) Ward 4 funding going to damage repairs due to fires in 2025 and storms in 2026.
- d) Hillside Beach Development is delayed due to sewage issues.
- e) RM building in St. Georges: 12 year old piles and grade beams broke, causing walls & floors to crack – need new structure. \$4.7 mill in reserve but will also need to go after Gov Grants.
- f) Lots of really bad areas in need of dead trees clean up. Agree that Lakeshore Dr. is one of these.
- g) Yellow Brick Road boat launch will be dredged if needed. The lake is up high enough to do so. Hillside Beach Harry Craig boat launch is completed.
- h) Pelican Point build up completed with Oscar Dyson paying ½ and Wayne’s Backhoe Bay paying the rest.

- i) Traverse Bay sewage lagoon has reached its peak life cycle. New cell or dredging needed in the next year or two.
- j) Garbage: New Compressor – compresses garbage to a bale then burnt to a gray ash in new machine.
- k) Policing: ORVs don't include golf carts yet on major roads.
- l) VB Policeman (Mike): Wards 1 & 2 – joint dept request – Sagkeeng & Brokenhead each have their own detachment. Traverse Bay Store vandalized & robbed again last week – thieves wore blacked-out helmets & goggles and removed bars to enter the store.
- m) Concerns regarding washed away roads in our area will be addressed after Ward 4 clean up.
- n) Hwy 59 & 11 entrance – applying for a fire break road entrance.
- o) Fire Org. priority – a Muster Point garage & meeting room needed – report coming this fall.
- p) Any BPOA small projects around \$300 can come from Gordon's discretionary budget. Submit asap.

Gorden will re-run in the Ward 1 upcoming Oct Election.

9. Open Forum:

- a) Request for bear-proof garbage bins. Is this provided through the RM or privately purchased?

General response was that this has been discussed over the years, but not executed on due to the potential issues of introducing the bins. For instance, residents using it for household garbage, lack of providers to do the pick up, and potential to attract bears if not used properly. Ideally, this would be managed by the RM.

10. Adjournment ...11:27 am