

# **BPOA 2022 AGM Minutes**

Date: August 6, 2022

10:00 a.m.

Alberto Aiello Park, Belair, Manitoba

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## **Board Members Present:**

**Lauren Semeniuk, President**

**Jeff Wood, Treasurer**

**Shannon Husain, Secretary**

**Members at Large:**

**Larry & Melissa Ulrich, Coral Wood, Ken Sexmith, Eldon Sebelius, Daryl Olson**

**An additional 12 community residents were present and names recorded.**

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

### **1. Review of 2021 AGM minutes – Lauren Semeniuk**

- Motion to put forward the minutes were made 1<sup>st</sup> by Larry Ulrich and 2<sup>nd</sup> by Agnes McMurdo.
- No business arising and it was unanimously carried that the minutes be approved.

### **2. President's Report – Lauren Semeniuk**

#### **a. Safety**

- Two Children at Play signs purchased and placed on either side of Park (one has gone missing)
- Bear Activity – 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)
- Only 30 km/hour within Belair Properties. RM reduced speed of Lakeshore Road to 70 km (between Belair Road and Hillside Rd).
- 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.
- Fishing at waterfront of Alberto Aiello Park – some concerns raised around risk of lures left in the water or rocks where people and pets swim. Our recommendation at this time is to allow families to enjoy the park in various ways, so we will invest in a sign indicating that fishing is allowed on the rocks **to the Right** of the concrete pad. The sign will also say “Swim at your own Risk”, which has always been the case in this spot.

#### **b. Membership Drive**

- Our Spring membership drive including Member Package door drops to every home in May, social media, emails and posters, we have successfully signed up:

77 cabins  
246 residents  
\$2,310 member fees  
Additional \$1,695 Park donations via the Member Sign-Up Form

- Residents can continue to sign up for memberships at anytime via our Membership page on the Belair website or come speak to any of us after the meeting (we have sign up forms)

c. Community Improvements

- Park wash-out – on the list with the RM to correct through the province’s Disaster Relief Program
- Thank you to Aurele Parent for maintaining park and boat launch area and to Ken Sexmith for maintaining the green space further up Lakeview Dr (old tennis courts)
- 3 Dog Waste Signs posted throughout community
- Park Project Update – Shannon Husain, Project Lead
  - Reviewed project goals and financial status:
  - To-date, raised a total of \$25,986, which includes a \$7,000 grant from the RM and private donations. This equates to 52% of Playground budget (\$50,000) and 35% of overall budget (\$75,000) for additional park features like covered picnic area, signage, seating.
  - Goal is to install playground in 2023 regardless of if any more grants come in. Will be reapplying in Q1 2023 for all eligible grants.
  - East Beaches Raffle Draw Winners were announced and are posted on Belair website.

3. Treasurer’s Report – Jeff Wood

- Motion to put forward the minutes were made 1<sup>st</sup> by Agnes McMurdo and 2<sup>nd</sup> by Coral Wood.
- The Treasurer presented the balance sheet for the fiscal period just ended, following which no questions ensued and it was unanimously carried that the Treasurer’s Report be approved.

4. Election of officers – Lauren Semeniuk

Lauren reinforced that having an Association within BP is a good thing and we believe the community benefits from it, but our existence is dependent on volunteer support within the community. With that said, there is some movement within the board.

a. Vice President, Executive Officer role

- Thank you to John Muller for his time and commitment to the BPOA. We truly appreciate it. John is now stepping down as VP to focus on other things.
- For the position of VP, no new nominations from Attendees
- There were 3 recorded nominations sent into the Belair Properties email for Shannon Husain to take on the role of VP (Kim Dreger, Agnes McMurdo, Rachel Cull)
- Lauren declared that Shannon Husain move into the role of VP by Acclamation.

b. Secretary, Executive Officer role

- For the position of Secretary, no new nominations from Attendees.
- Lauren indicated that the Board would review how to manage this role in the interim until it can be filled.

c. Members-at-Large (x3), these are not executive officer roles, rather participants within the Board that offer input and support. It was asked that M.at L. volunteer at a minimum of one social event each year and attend the Board meetings.

- Our current Members at Large who are continuing with the BPOA are:

Jim Kovachik, Ken Sexmith, Larry Ulrich, Melissa Ulrich, Coral Wood, Eldon Sebelius, Daryl Ollson

- Thank you to Vic Kuffner and Magel Fournier for your time as Members at Large. They are now stepping down.

- As per our Constitution, the BPOA needs a minimum of 5 M.at L., which we have, but we can have up to 10. As such, the BPOA is looking for 3 new M. at L.

- Nominations or volunteers for Members at Large were requested.

- **Angela Curtis** volunteered and was acknowledged as a new M. at L.

#### 4a. New Volunteer Role - Events Committee Chair – Lauren Semeniuk

- There has been discussion amongst the Board and we feel this is a good volunteer role to introduce to encourage community engagement and lead the main social events within our community. Including such events as the Canada Day Family Event, Movie Night, post-AGM social activities, and Halloween Night.
- This is a committee role (that is, not an Executive Officer) that reports into the Executive Officers of the Board.
- **Agnes McMurdo** volunteered to be Events Committee Chair with four nominations recorded in the Belair email.
- This role will start with the Halloween Event on September 3<sup>rd</sup>.
- Agnes will be looking for volunteers to assist in the social activities. You can talk to her after the meeting or reach out after to our Belair email at [belairpoa.mb@gmail.com](mailto:belairpoa.mb@gmail.com).
- Thank you to Agnes for stepping up for this great addition to our community and to keeping our social engagement going in Belair Properties.

#### 5. Events – Lauren Semeniuk

- Approx 100 attended our July 2 Pancake Breakfast in celebration on Canada Day
- Movie Night moved to Saturday, August 13
- Next:
  - Wiener & Marshmallow Roast tonight at 5:30 pm (bring a chair)
  - Sept 3 Halloween Night and Kids Movie
- To get regular updates on events, sign up to receive Emails from the BPOA (form on Belair website – [www.belairpoa.com](http://www.belairpoa.com)) OR check the community boards, Facebook and Instagram

#### 6. Special Guests:

##### a. Gord Kaye, Victoria Beach Dredging Project Update

- Raised \$325,000 in funds (grants and fundraising)

- Purchased Dredger already. People trained and ready to go.

- Belair Properties gifted a \$1,000 cheque to the Victoria Beach Dredging Project

##### b. Cheryhl Corrie (Ward 1 Councillor)

##### • Bylaw Updates

- Short Term Rental and ORV bylaws still under review and up for reading next month
- New Community Safety Officers hired with more authority than Bylaw Officers

- Traverse Bay boat launch update
    - Boat launch is open with some more finishing touches to come from the RM including expanded parking
7. Clan Mothers Healing Centre – Lauren Semeniuk
    - A mid- and long-term rehabilitation centre for abused women
    - Centre to be run off geothermal and solar power and will house approx 40-50 occupants
    - BPOA is taking a neutral stance and being a supportive neighbour
    - The Centre wants to encourage community engagement by adding in shared resources like a public trail system for hiking and cross-country skiing
    - New road construction started off Mary Glenn Rd
    - Targeting to open Fall 2023
    - More details at [www.clanmothers.ca](http://www.clanmothers.ca)
  8. General business - Q and A for BPOA council
    - Question raised around including other streets in the Belair Properties membership such as Pebble Springs and Shoreline, for example. The Board will review this in our Fall Board meeting.
  9. Date of next AGM - August 5, 2023
  10. Close of meeting:
    - Melissa Ulrich motioned to Adjourn the meeting
    - Meeting was adjourned at 11:00 a.m.