

BPOA Revised Minutes Fall Board Meeting 2025
Sunday October 26, 2025
6:30pm-8:00pm

Meeting Moderator: Shannon Husain, President

Meeting Secretary: Lorraine Hay, Secretary

Attendees: Mike Thompson (Vice President), Dan Ganas (Treasurer), Agnes McMurdo (Events Committee Chair), Members at Large: Lauren Semeniuk, Justin Semeniuk, Glenn Lepp, Tiffany Lepp, Mike Either, Michelle Schofield, Arleigh Andrushak, Karen Philippe

Absentees: Kirk Johnson, Kailie Bush

Meeting Commenced @ 6:32PM

MINUTES:

Approval of Spring 2025 minutes – Lorraine H, 2nd Michelle S

2025 (Jan-Sept) YTD Financial Report & Budget Discussion– Dan G (Final report as Treasurer)

- Reviewed top level totals for Cash in, Cash Out and YTD Income Statement and YTD Bank Balance.
- Update provided on RM possibly covering \$780 for Park Insurance going forward – Request to RM to take over by Nov. 15, 2025.
- Need to submit Tax Receipt Report by Nov 15/25 to RM.
- Open forum discussion offered on budget priorities. (refer to Budget Key Categories addendum)
 - Nothing was brought forward from the Board in terms of Budget feedback.
- Financial Report/ Budget Motion – Approved Mike E, 2nd Michelle S

Maintenance Update – Mike T

- This year we saw improvements to drainage on Westland where standing water had collected in the past, new gravel added to the road in the park from the gate to the boat launch (to reduce slipping incidents), minor concrete repairs to the boat launch, dead branch removal in the park, brushing of the road in the greenspace, downed tree removal from high winds, and the purchase of a diamond harrow which Glenn uses to loosen up the sand in the park (creating a softer surface and deterring weed growth).
- Let the BPOA know if there are any dangerous trees down from the most recent storm that require prioritized removal. The RM will get to them all eventually, there are a lot to clean up.
- Now that the title of the park has been transferred from the Crown to the RM, we will be requesting the RM to mow the park grass when they do the greenspace and/or public road allowances.
- RM is still considering donating boulders for erosion protection in front of the south bench in the park. May happen in the winter. We may have to pay the freight charge again.

Major Community Projects:

- a. Corner Street Sign/Flower Box Project Update – Mike T

- So far 9 new flower boxes have been built and installed on site. We have spent \$3,242.61 as of 10/26/2025. There is approximately \$2,833 worth of work left to do including materials and labour to complete our goal of replacing or repairing 24 units.
- Vally Fiber has donated \$1,000 to the project and will have sponsorship plaques attached to 3 new builds.
- We'll need more volunteers to prepare sites, fill with soil, and possibly perform other work (such as painting posts) depending on future grant monies received.
- Put forward by Agnes M to use faux flowers/greenery which requires no watering and easier placing into stone boxes that are narrower/shallower.
- Karen P volunteered to water all boxes as she regularly drives around on her golf cart and can easily transport water.
- Fun Idea put forward by Shannon H – “Best Flower Box” Contest with a GC for the winner..

b. Park Progress – Mike T

- New Gate
- Playground spinner added
- 6 cubic yards of sand spread out around the playground
- New Park Sponsor Tree Sign
- Picnic Shelter Damage (Glenn has volunteered to repair soffits)
- Grant Money Closure (original project grant and work now completed)
- New Recommendations – open forum
 - Kayak Stand idea – Arleigh & Matt A to lead program in Spring 2026 – Lorraine H to provide photo of metal cage idea to them for consideration.
 - Put forward by Agnes M to install security camera at top of Park hill.
- Picnic Shelter Usage Sign – Shannon H
 - Share large group story from this summer.
 - Draft wording for a sign was submitted to the RM for review/approval to help manage this going forward (see addendum). They would not approve any kind of reservation system.
 - Possible wording:

Welcome to our Picnic Shelter

The Alberto Aeillo Park & Picnic Shelter are a public, shared space. Please consider the following guidelines during your stay:

- This is a shared space therefore no one group has exclusive use of the area. Be mindful of your length of stay and that others may want use of the space. The recommended timeframe for larger groups is a max of 3 hours.
- The Park closed at sunset and all gatherings should be completed BEFORE dark.
- The use of amplified sound is PROHIBITED
- NO open fires are allowed including charcoal barbecues. Please use propane barbecues only.
- Leave the space as you found it.. Ensure that the area is left CLEAN: put loose garbage in the bins provided. Any large garbage bags must go home with you and not left behind. We have active BEARS in the area.
- NO fireworks or floating lanterns of any kind are allowed in the park.
- The consumption of alcoholic beverages or drugs of any kind is PROHIBITED.
- The use of your own structures ie: sports nets, tents, bouncy castles, fences, poles etc are PROHIBITED.

- ALL water activities are done at YOUR OWN RISK.

Thank you, The Belair Properties Owners Association

c. "Adopt a Trail" Program – Shannon H

- 13 Trails in BP (various lengths)
- RM providing limited to no standard maintenance. Will still remove fallen trees.
- RM currently clears once a year (Valley Fibre caused interruption this year).
- Discussed Hillside Beach Model as an example (refer to addendums).
- 2-year maintenance commitment (own trimming, mowing, poison ivy treatment, report down trees to RM) and naming rights to the path for 2 years.
- To implement, we would need to draft our own Program (using what we like from Hillside plus add our own detail), estimate costs for grant application, and if grant received, put together a 1 page communications and development plan, work with Adopters on expectations and work with contractors/volunteers to install posts/signs. Shannon would provide external communications support. It was asked if anyone on the Board wanted to lead this Program. No Board members came forward at this time.
- Trails Manitoba Grant out in Jan 2026 can help pay for trail signage & installation; however, we have to match funds 2:1. Example: Project cost is \$3,000 (\$2k BPOA and \$1k grant). Could use running bank acct balance for this.
- Paid Signage & Installation
- Lauren S. recommends having arrow system to link trails.
- Board vote of 10 members of YES to apply for the grant.

d. Green Space – Shannon H

- Continue to pursue yes or no?
- If yes, we will need to apply for the "From the Ground Up" grant again – then if granted we'll need to involve Community Feedback – Grant hasn't been posted yet but will be due Feb/26 if they renew.
- Last grant request was denied, likely because we do not have a large enough reserve fund of our own dedicated to this project.
- Grant \$56K – we would fundraise the rest to reach \$75K .
- Project would be a low maintenance one with low impact for cottages surrounding the space.
- Agnes and Chris Walstra volunteered to form a greenspace committee if we received the grant (Chris has since resigned as a member at large).

Membership Program – Shannon H

- Final Membership Drive 2025 closure results:
 - 93 members 2025 – only 37% of properties (96 members 2024)
 - \$850 in donations over & above membership fee, will be used toward corner street sign/flower boxes project
- Ideas to Increase Membership going forward:
 - Tie in Perks that only Members get – example: Hillside Beach negotiated with Valley Fiber to put WIFI at their park and only members get the code/password but they have power at the park and they offer Winter Property Patrol Service to only members
 - The right to vote on Major Community Projects (ex. Greenspace)
 - Access to AGM on Website for Voting Privileges?
 - Winter Property Patrol Service
 - Tiffany & Glenn L put forward promoting Membership & Perks at all events
 - Lorraine H put forward installing large promotional posters on all community billboards

- Does Leaf Pick Up still seem like an incentive given new pricing model?

Fundraising – Shannon H

- Plaques:
 - Honorarium Plaques
 - Family or Business Sponsorship Plaques
 - In Memory Plaques (pets can be included in this category)
 - Shannon H to run by RM for approval
 - The Board was asked if anyone would like to lead this program. Nobody stepped up at this time but later was taken on by Lorraine H.
- Our name was entered for the Kinsmen KinCar Raffle and Bingo proceeds
 - Up to 20 not for profits receive a portion of funds raised
- Grants Submissions:
 - Community Water Safety Grant
 - Submission due by Nov 30/2025
 - Ideas submitted: Life Saver / Signage, Boat Launch Safety Mat
 - RM of Alexander Grant
 - Money for remainder of Flower box project (\$4,000) and Adopt a Trails program (tbd)
 - Due Dec 15/25
 - From the Ground Up MB Government Grant (for Green Space)
 - Due Feb/26
 - Co-op Community Spaces (for Green Space)
 - Applications are accepted btwn Feb 1/26 and March 3/26 at 5pm
 - Hard to get chosen for this one (don't have to raise any \$ for)
 - Trails MB Grant
 - Due date approx Feb 26
 - Celebrate Canada Grant – electronic vote results: 9 board members voted in favour (64%), 1 voted not in favour (7%), and 4 did not vote (29%). We have a majority to move forward on the Grant.

Leaf & Brush P/U Program – Shannon H

- \$5 rate no longer offered but still available at reasonable price.
- 18 properties signed up for Spring 2025 & 16 properties signed up for Fall 2025
- Shannon to inquire if \$2 per bag is 'preferred' price or not
- Put forward if we could offer "Members" a \$1 per bag perk?
- New pricing model offers no limit on bags & bundles. \$2.00/bag, \$2.00/bundle.
- Continue in 2026?
- Vote of yes by all board to move forward with program

Events – Shannon H

- Events Committee Restructure going forward and Volunteer Drive
 - No longer have an Events Committee as of Jan1/26.
 - Will do a more dedicated push over the coming months. By February, if no Committee is formed, we will call meeting to vote on event planning going forward. For instance, if NO Events Committee but Board wants to continue with 2 to 3 main events, then consider having 1 to 2 Members at Large volunteer to be Event Lead(s) per event.
 - First task of Committee is to do a Community Survey to determine event/recreation priorities.

- Speaker Series – although a good idea with good intentions, we had low turnout. Recommendation is to just cross promote to our community, the speakers happening in other communities where it is open to the public to attend.

Constitutional Amendments – Shannon H

- Discussed updating (see Hillside Beach addendum)
- Our Constitution was last updated in 2016
- Some suggested changes to vote on:
 - Only paid members get voting rights (anyone can still attend AGM but only Members can Vote at AGM or outside of AGM for special voting initiatives).
 - Increase Board Meetings to 3x per year from 2 (Hillside meets 8x per year and Lester Beach meets 10x per year).
 - Requirements of ALL BOARD MEMBERS:
 - Must be in good standing with BPOA Membership Fees
 - Must attend ALL meetings (except for reasons of illness or family emergency and with appropriate notice)
 - Volunteering for a minimum of 1 of our 3 Major Events
 - Participating in 1 sub-committee (if applicable)
 - Minimum 2 year commitment – unlimited maximum participation

Round Table - Open Forum

- Thanks to Dan G for all his work over the last 2 years.
- Welcome to Karen P as new Treasurer as of 2026.
- Lauren S – recommends simple, easy events; and member only kayak storage.
- Agnes M – recommends kayak rental fee; and commented that an Events Committee puts less strain on 1 person.
- Arleigh A – may consider signing onto Events Committee.
- Karen P- commented that she likes the current events.
- Lots of appreciation and warm thanks from each Board Member for all the hard work and commitment that Shannon H & Mike T have so selflessly given to our wonderful community.
- Noted by Mike T that everyone had a great time at the Board Appreciation Night Party.... Let's do it again next year!

Meeting Closure @ 8:04 PM