

# BPOA Fall Board Meeting

## Agenda & Minutes

Date: Thursday, October 19, 2023

6:30 pm

Meeting called to order at 6:31 pm

Meeting Moderator: Lauren Semeniuk, President

Meeting Secretary: Lorraine Hay

### **In Attendance:**

Shannon Husain VP, Dan Ganas Treasurer, Michael Thompson, Justin Semeniuk, Larry Ulrich, Mike Ethier, Kailie Bush and Kelly Shields

Absent: Agnes McMurdo, Matt Andrushak, Glenn Lepp, Tiffany Lepp, Angela Curtis, Michelle Schofield, and Francene Shields

### **AGENDA:**

1. Vote in new members and welcome all new to Board – 5 mins
2. Financial Review – 10 mins
3. Constitution – 5 mins
4. RM Grant – 10 mins
5. Recreation & Events – 10 mins
6. Projects – 10 mins
7. BPOA Maintenance Plan – 5 mins
8. Other/Outstanding Items – 5 mins

## Minutes:

1. Motion called to approve Meeting Minutes from April 10, 2023. 1<sup>st</sup>- Larry U - 2<sup>nd</sup> Mike T – all in favour.

New Board Members: Dan Ganas (Treasurer) & Lorraine Hay (Secretary) are welcomed/voted in/approved: Motion to approve – 1<sup>st</sup> Larry U, 2<sup>nd</sup> Shannon H - All in favor.

2. 2023 Financial Review/Approval:

Q3 YTD: Dan reviewed financials - \$34,850 less \$16,392 still to come out for final Playground Structure install – achieved 70% of budget for the year which keeps us on track. INSURANCE: Morris Insurance currently we have \$75K BPOA-owned Property Insurance, \$2M General Liability for Bodily or Mental Injury & Property Damage (now paying \$540.00 going up to \$885.00 Nov 2023 – increase mainly due to 75K full replacement for Shelter & Play Structure and Morris base rate increase). Dan Confirmed this is a good rate still but will confirm with VB, Hillside & Lester etc to compare our \$2M Injury amount. Lauren as well will call Jack Brisco to discuss liability. Noted that MB Gov't grant is on track for next installment, which is \$11,250. Motion to approve Financial Review: 1<sup>st</sup> Lorraine H – 2<sup>nd</sup> Mike T – All in favour.

3. Constitution:

Motion requested to change 3.1 MEMBERSHIP to remove Raffle tickets and add Early Bird prize and change 4.2 FORMATION to increase M at L from 5 min to 15 max. It was agreed that we defer this motion to the 2024 AGM to respect the guidelines of the Constitution.

4. RM Grant:

- a. Board suggestions for small improvements in the community: New Community Map Sign in Metal for Westland/Lunney corner (quote: \$650), New Park Rules Sign, 2<sup>nd</sup> Green Bench in park at water edge, Green Space Entrance sign with flower bed.
- b. Grant must be submitted by mid December 2023
- c. Additional Park funding (Phase 3):
  - i. New Lumber Landscaping Ties - \$700
  - ii. [Steel Shed 6 x 8](#) - \$2,000 (with crushed rock base)
  - iii. Optional 4 level kayak holder ([\\$325 w/ tax on amazon](#)) that attaches to side of shed.... BPOA will consider charging a \$ fee for kayak rack space (lock up at owner's own risk)
  - iv. Shannon met with and will investigate further with Jason Green (RM) about bringing shoreline protection up to meet top level where benches start in order to protect further erosion (could be as high as \$10k)

5. Recreation & Events: Shannon spoke on behalf of Agnes

- a. In moving forward, P & VP suggested that we establish recreational leads for each smaller recreation activity (outside of the main events) to help share the load.  
\*Volunteer Recreational Leads (3 to 4) are needed for the following recreational activities to move forward:
  - i. Bike Rally – can have 2 co-leads (approx 10 hrs needed for planning & 3 hrs needed on day of event) had 40 participants this year so would like to move forward with this one.
  - ii. Paint Night – 1 volunteer (approx 2 hrs needed for planning & 2 hrs needed on day of event)
  - iii. Rock Painting – 1 volunteer (approx 2 hrs needed for planning & 2 hrs needed on day of event)

\*Note: these 3 activities are templated for ease of set up and implementation. Opportunity to be creative and improve over previous year. Full communications support will be provided to promote the activities.

- b. Suggestion was made to reduce down to 2 events and combine Canada Day with the AGM, and keep Halloween Night.
- c. Recreational activities to be discontinued due to low attendance are Yoga and Movie night (note that Movie night can still exist if part of a major event).
- d. Some discussion around fireworks safety. Clear guidelines on fireworks will be established by the Executive and presented to the Events Committee Chair.
- e. Lauren suggested we introduce a Teen/Tween recreational activity.

## 6. Shannon - Projects

- a. Park:
  - i. Park Security - Suggested to install Trail Cam w Motion Light at Park Entrance due to past graffiti problem and increased structure investments. RM is supportive. Board showed positive feedback.
  - ii. Phase 1 completed
  - iii. Complete Phase 2 (shelter option install set for Spring 2024 TBC, improve seating – \$2k or repair existing)
  - iv. Phase 3 RM Grant Ideas (swings, gate entrance improvement & landscaping, shed – see section 4c of the Minutes)
- b. Greenspace: Target Audience - Teens/Adults
  - i. April 2024 RM meeting to get initial approval to develop the space
  - ii. Community survey over the summer on how to develop space (vote on a short list)
  - iii. Board suggestions on possible ideas:
    - Low Maintenance Sports Ground like Lester Beach model
    - Raised Flower Gardens & Zen Sitting Area
    - Small Basketball Court off to the side
    - Pickleball (may not be possible due to noise restrictions and minimum required feet from residents)

- Work-out Area
  - iv. Board to create community survey for community vote
  - v. Create Fundraising Programs and apply for Grant in November 2024
7. BPOA Maintenance Plan:
- a. Currently BPOA is paying for grass cutting at top of Park and general clean up (fallen twigs, garbage, weeds, etc) – currently paying Blue Water 2x annually (look to bring in-house volunteers to save \$\$) – have an attachment for a quad to do a gentle sand turn once a month (June/July/Aug) to keep weeds down
  - b. Currently BPOA is paying for snow removal at Lunney water house road (can bring in-house to save \$\$ if we have volunteers who want to take on or share this responsibility) Snow has to be cleared within a day of larger snow fall (3”- 5”). Blue Water charges \$52.50 each time (will pay out approx \$300 by end of 2023)
  - c. Lauren will create a Maintenance Plan and Schedule on what Maintenance happens in the community, when and how often, and who is responsible (RM vs BPOA)
  - d. Make Maintenance Plan available on the website for Community knowledge
8. Other Items:
- a. Neighbourhood Watch Sign (just a sticker/re-use metal sign) - \$90
  - b. Need to confirm number of seasonal VS permanent residence cottage properties to better plan BPOA Membership Drive going forward – RM to be approached to help confirm. Currently have 88 members (desperately need more members... how can we accomplish?). Plan to do another door drop event for 2024 but look into 3 panel one page 8 1/2”x11” colour pamphlet w QR Code to sign up like Albert Beach did. Delivery drops can be divided up amongst all Board members for efficiency purposes. To confirm in April 2024 at next board meeting and delivery to take place in May 2024.
  - c. Discussion about Blockade set up by cottage owner at the corner of Vera Lane down from Lakeshore. Photos & details to be sent to Lauren S by Lorraine H so that they can be presented to the RM and problem hopefully rectified.
  - d. Next Meeting April 2024. More details to come on a possible in person meeting in Winnipeg.
9. Meeting Concluded at 8:09 pm. Motion to end. All in favour.