

BPOA 2026 Spring Board Meeting
Agenda & Minutes
Sunday April 19, 2026
6:30pm – 8:00pm

Meeting Moderator: Shannon Husain, President

Meeting Secretary: Lorraine Hay

Other Invitees: Mike Thompson (Vice President), Karen Philippe (Acting Treasurer), Members at Large: Agnes McMurdo, Lauren Semeniuk, Justin Semeniuk, Glenn Lepp, Tiffany Lepp, Mike Ethier, Michelle Schofield, Arleigh Andrushak, Kirk Johnson

Absent: Kailie Bush

Meeting Commenced at 6:35 pm

AGENDA:

1. Motion to approve Fall 2025 Minutes (now posted on BPOA Website)
 - a) Motion moved by Karen P – 2nd by Kirk J – all in favor – Motion passed

2. 2025 year-end financial report, Q1 2026 Update, and 2026 budget: Karen P
 - a) Ended 2025 with \$11,346 in the bank and \$3,767 in reserve funds, and began an operating bank balance of \$7,579. Key financial updates included receiving \$700 back from the RM for the tax receipt program, a \$223 discretionary grant, and \$1,000 from Valley Fiber for flower boxes. The first quarter of 2026 closed off with an operating bank balance of \$7,399. Board approved unanimously in passing the 2026 Q1 report, 2026 budget and 2025 year-end financial report.
 - b) Karen P will be officially voted in as Treasurer at our 2026 AGM – currently she is “Acting Treasurer”.

3. Maintenance update: Mike
 - a) The grass cutting at the park will now be taken care of by the RM when they cut the green space.
 - b) The RM tries to go through the trail system 2-3 times per year to cut grass and remove fallen trees. If there are downed trees in the trails or on the road they can be reported on the RM website.
 - c) More erosion protection has been added in front of the south lake view bench at the park. At some point we will need to add sand between the bench and the rocks, and to any other areas that need it. Look for an email asking for help in the late spring or early summer.
 - d) Spring cleanup in the park: Motion made to continue using Blue Water at a cost of \$200 – Lorraine H 1st – Karen P 2nd – All in agreement – Motion passed.
 - e) Glenn L offered to replace the damaged soffits on the picnic shelter. Mike can get the material anytime. Glenn confirmed he needs 1 x 12’ length of soffit – it can be dropped of at his place and he’ll take care of the repair. Thanks Glenn.
 - f) The lock on the gate at the park was cut this winter. People were using the park for lake access for snowmobiles and ice fishing. The lock has been replaced by the RM. Agreed to table until our Fall 2026 Board Meeting whether or not to leave the park gate open through the winter season.

4. Special Projects:

- a) Community Park (Insurance, Security, Shelter Guidelines Sign): Shannon
 - i. Insurance was renewed at \$855 - provides full coverage on park; the RM is reviewing how/if they will support all of the parks under their title with insurance funding. As of now, we have not received any funding. RM is considering for ALL parks under them.
 - ii. Shannon will work towards getting a new Shelter Guidelines sign printed to hang on the shelter. We did not receive any RM input on the sign yet. It was agreed to go ahead and make the sign to hang near the Picnic Shelter.
 - iii. Mike applied for a new grant through Assiniboine Credit Union (\$5k for boat launch resurfacing). Results are expected by June 1st.
 - iv. Security – Agnes M researched and presented an option that does not require internet or electrical power. Board agreed to purchasing a solar-powered trail camera for \$200-\$270 with a \$10/month service fee. Motion to pass – Agnes M 1st – Karen P 2nd -Motion passed.

- b) Corner flower box refurbishment update: Mike
 - ii. We need to build 3 new units and repair 8 existing units. This will cost approximately \$2,100 to \$2,500. Mike requested a vote to approve the use of funds in reserve to pay for the remaining flower boxes. We have spent \$3,242.61 to date. Motion to approve – Agnes M 1st - Mike E 2nd - Motion passed.
 - iii. 3 Flower Boxes still need soil – these will be filled asap.
 - iv. Magel and Michelle Fournier have offered to fill the new boxes with soil again once they are built, thank you Magel & Michelle.
 - v. Mike will work with Bob to paint rusted metal posts and take a closer look at possibly replacing others
 - vi. The full \$1,000 donation from Valley Fiber has been received, thank you.

- c) Green space Update: Mike
 - i. Applied for the Province of MB's "From the Ground Up" grant (\$53,770.00 request).
 - ii. Applied for an RM of Alexander grant (\$49,170.00 request).
 - iii. The planned activities include a low-impact fitness and recreational area with potential features like a basketball court, soccer field, volleyball nets, bocce ball, and a covered shelter, but pickle ball was ruled out due to noise concerns and proximity to homes. The group is now waiting to hear about the grant applications before proceeding with community engagement and further planning. Replies usually come closer to summertime. Justin S suggested the soccer nets listed on Amazon for consideration if a soccer space is a possibility. Tiffany L mentioned that the residents are keen to keep the raspberry bushes on site.

- d) Kayak Storage Shed Project: Shannon
 - i. This project was brought forward previously by Matt Andrushak (previous MaL). He unfortunately cannot commit to this now due to other commitments. Kirk J volunteered to take over this project going forward. Pending RM approval.

5. Events Update: Shannon

- a) We received \$350 Canada Day grant to serve cake and have fireworks on Wednesday, July 1. This is a matching grant, so we would be putting in another \$350 (\$700 total budget). The grant encourages some budget go towards World Cup activity like large inflatable soccer dart board. This event would be shorter and more streamlined compared to other Canada Day festivities.

b) We have been unable to recruit an events committee from within or outside of the board. We had one “non-board” person come forward to help. We now need to make a decision on events for 2026.

Suggested we move in 2 possible directions:

- i. Someone on the board leads/runs 1 event with volunteer support. We only host 1 event on the Aug long weekend and 1 event on the September long weekend.
- OR
- ii. We only host 1 larger Family Fun Event on the August long weekend where the whole Board pitches in as helpers. Need up to 2 volunteers on the board to take a stronger lead on planning.
 - iii. Requested a motion to discuss options.
 - iv. Option 1 was preferred option voted 9-1 with all board members volunteering at the Family Fun Event on August long weekend. It was also concluded that Agnes M will lead the Halloween Event and Karen P will lead the Bike Rally. At this time there is no lead declared for Family Fun Event.
 - v. Mike E offered to donate an additional \$100 toward the events.
 - vi. Additional potential fundraising options were discussed including business sponsorships (Thompsons Crossing, Sugar Shack etc) and raffle tickets. These were tabled for further discussion.
 - vii. Post mortem update: Following the meeting Agnes offered to move over to the Family Fun Event as the lead instead of the Halloween Event to allow the combining of budget dollars. This meant forgoing Halloween for this year. The majority voted by electronic vote to proceed with this new plan.

6. Special Programs:

a) Leaf Pick-Up Program: Mike

- i. This year it will be open to BPOA members only.
- ii. Bags only, no bundles of brush this time. Paper or plastic bags allowed, \$2 per bag with no minimum or maximum number of bags.
- iii. Pick up dates June 1st & October 13th . Bags must be at the end of your driveway by 9:00 AM on pick up day.
- iv. Pre-registration & payment required prior to the pick up date. (Need to know the exact deadline and how to pay).
- v. Program offered by J Ashley Cleaning Co.

b) Winter Watch Program: Shannon

- i. Proposed and Lead and established by Angela Curtis (Owner of Cabin 46)
Current Volunteer Watch Captains:
Teresa Hitch: Kenmare, Wexford, Lunney and Clonakilty
Angela Curtis/Family: Galway, Pebble Springs, Ballyshannon
Brad Bayer: Donegal, Lakeview, Mary Glenn
Jacques and Diane Levesque: Zebrun Road (starting at corner of Zebrun and Lakeshore Rd) then Ballyshannon Road continuing onto Pebble Springs Crescent, Sandy Cove, Granite Cove, complete Pebble Springs and return south on Ballyshannon Road
- i. GAPS needing to be filled for – Tralee, Gweebarra, Bantry, Westland
- ii. Extra helpers: Michelle/Magel Fournier - Clonakilty to Zebrun road
- iii. The program will be promoted as a member-only perk.

c) Spring Membership Drive: Shannon

- i. Recommended doing online-only promotion this year (email blasts, facebook, instagram) plus posters. Doing the door drops have not increased our membership base. This will save us \$250 in printing costs. Proposal to cross-promote Leaf pick-up program and

Winter Watch as member-only perks. Also the Memory Plaque Program discount would be offered to members only.

ii. Motion to approve the above – Agnes M 1st – Lauren S 2nd – Motion passed.

d) New Memory Plaque Program: Lorraine

i. Reviewed proposal for new Memory Plaque Program as a fundraising initiative. It would initially take place as a Community Park (RM owned), Flower Box and Waterfront Viewpoint (RM owned) locations pending on RM approval. It would offer a variety of optional materials and price points as well as leasing and permanent purchase options. The program will be launched this summer with updates to come.

7. Fundraising (calendars, plaques sales, water safety grant, other?) Shannon

a) We did not get the water safety grant of \$2,200 for a boat ramp mat.

b) Assiniboine Credit Union grant \$5k – boat ramp resurfacing

c) From the Ground Up Grant for green space: \$53,770

d) RM grant for green space: \$49,170

e) Recommend doing Calendars in the Fall again – Shannon H to lead for 2027 Calendar. This usually raises \$1000 for us.

f) Funds raised from Memory Plaque Program. This would become an ongoing fundraising initiative.

g) Any other suggestions: 50/50, Krispy Cream donuts – letter template ready to go through – Shannon H to tweek and state specifics of these.

8. Constitution of the Belair Properties Owners Association: Shannon

a) Shannon reviewed suggested changes to the Constitution to bring it into the current reality and in line with neighboring cottage associations. Motion made to pass new updated Constitution – Kirk J 1st – Agnes M 2nd – Motion passed.

9. BPOA Board Members Team Potluck Party

a) Lauren & Justin S have offered to host this year. Updates to follow. Thanks Lauren & Justin.

10. Roundtable

a) As meeting ran late Roundtable discussion was not possible.

Meeting adjourned at 8:33 pm