

**Belair Properties Owners' Association**  
**Spring Board Meeting**  
**April 10, 2023**

Meeting called to order at 6:32 pm

Meeting Moderator: Lauren Semeniuk, President

**In Attendance:**

Mike Thompson, Jeff and Coral Wood, Lauren and Justin Semeniuk, Melissa and Larry Ulrich, Angela Curtis, Shannon Husain, Agnes McMurdo

Absent: Jim Kovachik, Daryl Ollson, Eldon Sebelius

**Agenda**

1. Attendance and Approve Fall Meeting Minutes – 10 min
2. 2022 Year End Financial Review/Approval – 10 min
3. 2023 Membership Program Review/Approval – 15 min
  - a. Membership boundary (proactive - approx. 20 homes in Pebble Springs and BallyShannon; reactive – all Belair addresses)
  - a. Program changes
  - b. Membership Drive timeline and approach
4. Alberto Aiello Park Fundraising Update - 10 min
5. 2023 Event/Recreation Schedule – 15 min
  - a. Volunteer Sign-Up Sheet
  - b. Equipment purchases
6. AGM agenda topics – 15 min
7. Outstanding Items / Open – 15 min

**Minutes:**

1. Approve Fall meeting minutes- Motion to approve Fall minutes- 1st Larry Ulrich, 2nd Agnes McMurdo, all in favour.
2. 2022 Year End Financial Review/Approval
  - 33,351.00 combination of BPOA funds and Park funds
  - BPOA- \$4000.00 Park funds- \$29 300.00
  - Fixed asset is our lawn mower, written off over 60 months, 6 months left of June depreciated fully at the end of June, 2023
  - BPOA equity is 3900.00, Park Fund equity is 29 000.00
  - in 2022 we raised 9,000.00 in donations, 7,000.00 from RM grant and membership donations was 1,464.00. Total is 18,400.00
  - The biggest expense was 1,000 donation to Victoria Bay Estate.

- Budget: We use past budgets as an example and estimate future expenses  
Fundraising- 6,000.00  
Grants- 50,000 (we applied for 50,000 and for more Grants after this meeting)  
Events- We applied for a Canada Day Government of Canada Grant for \$1,500.00  
Memberships- 2,400 that came in last year, increased it to \$3000.00 for this year  
Expenses- biggest expense is social event activities (1,600)  
Snow removal/Hydro has gone up a bit- we use Blue Water as a consistent 3rd party  
Budget is submitted every year to RM of Alexander  
Motion to approve financial review, 1st Agnes McMurdo, 2nd Coral Wood, all in favour.

3. 2023 Membership Program Review/Approval

A- Expanding the Membership boundary to Pebble Springs (approx, 20-30 cabins to include in our membership)

B- Program changes- for Early Bird prize, this year we will have just one Satellite custom sign as the prize.

C- Membership Drive timeline-

1. Do a direct email campaign to our email database of over 100 cabins

2. Only do physical drop-offs to the 20-30 new cabins in Pebble Springs

3. Promote to the rest of the community via online, social media, posters and printed packages in a pick-up box at the Park

Motion to approve to accept Program, 1st Justin Semeniuk, 2nd Agnes McMurdo, all in favour.

4. Alberto Aiello Park Fundraising Update

- total raised to-date in 2023, 55% of our goal to get the playground

- We have a plan A and plan B for playgrounds, if we don't get a huge amount for our plan A playground we will purchase the less expensive one to put in to 2023.

- Calendar fundraiser= \$1,400.00, expenses: \$602.00, we made \$800.00 net for calendars, gave \$350.00 to East Beaches Animal Services

5. 2023 Event/Recreation Schedule

- went over new recreation schedule to hit most age demographics for 2023 including Canada Day, Paint Nite, Yoga, Halloween at the Lake, two movie nights, Bike Rally, AGM move up to 4pm then a community BBQ afterwards

- Volunteer sign-up sheet, asking each member on the BPOA to sign up for at least one event

- Equipment purchases; put forward a motion to purchase through the BPOA a 'no fishing' sign at the boat launch, attach a new cork board on top of the bulletin board on Westland, to buy a large speaker, collapsible movie screen and a microphone totals \$960.00. There is money in the budget for these. Angela moves to approve the purchases, Agnes 2nd. All in favour.

6. AGM agenda topics – none recommended

7. Outstanding items/open

- power at the park potentially reaching out to the RM
- lawn mower to cut boulevard, a member offered to cut the grass moving forward
- Mike Thompson created bike racks for the park they will be at the top of the hill, thank you for making them Mike!
- Galway Bay sign on Ballyshannon is down, call to get repaired
- more 30/km hour signs put up around the community
- Damage at the park is in queue for the Department of Fisheries and Oceans, it will get repaired when we are next in line
- Large dead tree was removed in Alberto Aiello park recently

8. Motion to end the meeting

- Lauren motions to end meeting at 7:46pm, Agnes 2nds.

Meeting is adjourned.