

ANNUAL BLDMD FINANCIAL MEETING
Tuesday September 13, 2022
7pm-8:30pm

ROLE CALL:

Tim Venter - Assessor	Wendy Fenner-Aubin- Member at Large
Erin Ingebretsen – Gatekeeper/Chairperson	Meredith Ingebretsen- Clerk
Doug Fulford – Member at large	

MEMEBERS IN ATTENDANCE (Quorum not needed due to not being a financial meeting)

Wendy Fenner-Aubin	Doug Fulford	Deb Mooney
John Porter	Judith Fulford	Timothy Burke
Brenda Porter	Marlene Masse	Melissa Anderson
Jennifer Prewitt-Freilino	Ben Bargnesi	Tim Venter
Audrey Lochiatto	Dave Mooney	Nick Manley
David Therrien	Jeanne Therrien	Rick Spaulding
Cheryl Spaulding	Erin Ingebretsen	Meredith Ingebretsen
Julie Archambault		

Call to Order at 7:10 by Erin Ingebretsen.

MINUTES:

Minutes from June 7th meeting read by Meredith Ingebretsen. Erin Ingebretsen made a motion to approve minutes. Seconded by Tim Venter and motion passed unanimously.

REVIEW RULES OF ORDER: Erin Ingebretsen

We have no by-laws for the BLDMD. Erin spent a few minutes explaining by-laws and why we need them. Erin makes a motion to adopt a temporary set of by-laws. Meredith seconded it. Opened for discussion.

During the discussion multiple residents discussed issue of not being concerned about not being able to vote by proxy. This was discussed and clarified as being in the BLDMD ordinance from the town, and that it would need to be changed at the town level.

There was also discussion about getting a Zoom account as an administrative cost and that people would like to have the option to addend a hybrid meeting.

Mr. Anthony Zahaire stated he would like to have the opportunity to review the temporary by-laws before voting.

Question was raised about being able to vote without a quorum. Melisa Anderson, past BLDMD Treasurer, clarified that the BLDMD only needs a quorum to vote on the budget, not for other matters

After discussion Erin withdrew his motion to work on revising the temporary by-laws and then make them available for members to review.

CLARIFICATION OF THE ROLE OF THE BLDMD: Meredith Ingebretsen

Meredith reviewed the history of the Boone Lake Improvement Association (BLIA) and the BLDMD. Clarified that the BLDMD is has no legal jurisdiction to interfere with personal matters on the lake and is only in existence to collect taxes and to manage the properties. Clarification that discussions which arise during BLDMD meetings that do not fall within the scope of the BLDMD will not be discussed during BLDMD meetings.

GATE KEEPER REPORT: Erin Ingebretsen

- Dam Inspection went well. Dam looking good but we need to cut back the growth by the spillway to be able to see any leaks.
- Received a communication from a community member that they were having trouble getting issues resolved; town ordinances/state laws. Erin contacted RI State Police, DEM Town. RI State Police said it is not their problem, DEM said it is not something that they manage. Town Sargent said that he didn't know. Erin mailed the RISP, DEM, Town Council and Town Sargent. Got a response back from the town sergeant and finally got a message this week. Still not knowing who enforces what laws/ordinances on the water.

TREASURER REPORT: Meredith Ingebretsen filling in for Joanna and Bud King:

- Finances looking good
- Unsure of what one of the electrical bills for approximately \$15 is for. Joanna working to find out from the electric company.

ASSESSOR REPORT: Tim Venter

- 95% collection rate and 11 people have not paid their taxes for the current year as of 9/13/22. This is a typical collection rate and the people who do not pay will have liens places on their property.
- New residents should not assume that the BLDMD knows of new ownerships. Mrs. Julie Bruno-Archambault states that the realtors should be connecting with the BLDMD before the closing of new houses but Tim reports that is not always happening.

CLERK REPORT: Meredith Ingebretsen

- BLDMD is attempting to increase engagement of the Boone Lake Community. Weekly emails going out. Of 134 individuals who have signed up for emails, only +/-75 are opening the emails.
- New resident sign-up link is now on website.
- Information posted at the entrance to the lake.
- New Facebook page created; Boone Lake Dam Management District Exeter RI. Is for dissemination of information NOT conversations/comments.
- Boone Lake Exeter RI Facebook page is NOT run or managed by BLDMD.

UPDATE ON DEPARTEMENT OF PUBLIC WORK REQUESTS: Erin Ingebretsen

- Update on bridge erosion. Erin sent an email in July and a certified letter in July to the Town of Exeter, and still has had no response. Erin to attend a town meeting to ask why we are not getting responses.
- Met with the state inspector and showed him the bridge who agreed that there is erosion that could dig out underneath the structure.

LAND SURVEYING UPDATE: Doug Fulford

Surveying got responses from 2 surveying companies. BLDMD Board decided to going with the cheapest, Environmental Planning and Surveying Inc. but are giving only them 2 parcels first and will see how they do with those. The Clubhouse and the parcel at the end of West Shore for \$1650 per parcel.

UPDATE ON CLUBHOUSE PROGRESS: Meredith Ingebretsen

- First coat of paint complete (except in areas that need to be replaced), bathroom painted. Hallway painted. Mouse problem under control. Water working.
- Still need repairs to 2 areas of the roof. 2 broken windows. Floor right at entry way needs to be repaired. Rot on the left side of the building around air condition needs to be repaired. Sprinkler head needs to be fixed/repaired. Outside light needs to be replaced.

OTHER MATTERS FOR CONSIDERATION:

IMPROVEMENT COMMITTEES: Meredith Ingebretsen

Encouraging members to organize their own improvement committees to manage issues that fall outside the scope of the BLDMD

LAKE LOWERING PERMITS: Erin Ingebretsen

Due to a question at the 6/7/22 meeting on lowering the lake for property maintenance, Erin has been in communication with PARE to clarify how low the lake can be lowered after having the riprap installed on the dam face, and, to DEM to determine the state regulations regarding lake lowering for property maintenance. At this time the information that we have from PARE is that we can no longer drop the lake 5 feet for any period of time without damaging the integrity of the riprap. Erin to reach back out to PARE to determine lowest lake CAN be lowered and to meet with DEM to determine state regulations for lake lowering for property management.

Meredith Ingebretsen motioned to adjourn

Tim Venter seconded

Meeting adjourned at 8:15PM