

# BRANTINGHAM COMMUNITY ASSOCIATION ANNUAL MEETING

July 10, 2021

## **ATTENDANCE:**

**Officers:** Sue Lorenzini, Karen Murphy, Gail Roes, Phillip Stark

**Directors:** Karl and Pat Kieffer, Kent Martin, Stephen Widrick, Bob McQueen, Polly Peterson, Pam Brewer, Gary White, Bruce Buckingham, Roger & Fran Abbey, Anne House

**Committee Chairs:** Kent Martin, Fran & Roger Abbey

**Members:** Camille Brown, Mary Dixon, Pat & Marie Dowling, Lisa Daducki, Pat Louck, Gayle Flinn, Bob Hindman, Doug Hurd, Martha Jenkins, Bob Johnson, Mike Leviker, Joanne & John Lomber, Jennifer McClean-Bove, Sandra Markam, Diane Miller, Douglas Robertson, Lucia Shaw

**SECRETARY'S REPORT:** Minutes to all meetings are posted on the Brantingham Community Association website. President Stark asked for questions or concerns related to minutes of the prior meeting. No questions were presented.

**President Stark motioned that the minutes for the prior meeting be approved. Karl Kieffer seconded the motion and the motion was carried by a voice vote.**

## **TREASURER'S REPORT**

The treasurer's report was emailed to members prior to the BCA board meeting as seen below:

**07/09/21**

**Cash Basis Brantingham Community Association Profit & Loss January 1 through July 9, 2021 Jan 1 - Jul 9, 21**

### **Ordinary Income/Expense Income**

Boat Washing Donation 1,640.00

Fish Fund 3,495.00

Interest Income 1.59

Member - Business/Associate 180.00

Member Dues-Add'l Camp 480.00

Member Dues-Primary Camp 13,710.00

Memorial Fund 560.00

Other Donations 630.22  
**Total Income 20,696.81**  
**Gross Profit 20,696.81**

Expense Bank Charges/Fees 113.60  
Boat Wash Equipment Deprec. 1,019.92  
Buoys & Materials 440.41  
Fish Fund Expense 3,249.70

Insurance Expense Insurance-Director & Officer 704.00  
Insurance-Liability 3,153.01  
**Total Insurance Expense 3,857.01**

Lake Assn Dues & Water Quality NYSFOLA Dues 175.00  
Water Quality (CSLAP) Fee 470.00  
Water Quality Testing-ALAP 400.00  
**Total Lake Assn Dues & Water Quality 1,045.00**

Office Expense 76.00  
Publication/Printing Expense Directory Expense 435.46  
Newsletter Print/Postage 149.00  
**Total Publication/Printing Expense 584.46**

Spraying Net of BGC Reimbursement BGC Spray Reimbursement -592.16  
Spraying Expense 3,417.00  
Total Spraying Net of BGC Reimbursement 2,824.84

**Total Expense 13,210.94**

Net Ordinary Income 7,485.87  
Other Income/Expense  
Other Income Arts Council Income less Expense 5,801.00  
Total Other Income 5,801.00  
Net Other Income 5,801.00  
Net Income 13,286.87

## ASSETS Cash Basis Brantingham

### **Current Assets Checking/Savings**

BCA Arts Council Checking 25,005.02  
CBNA Bank Accounts  
CBNA Fish Fund 3,520.36  
CBNA Memorial Fund 1,672.85  
CBNA Operating 9,187.64  
Total CBNA Bank Accounts 14,380.85  
Petty Cash 1,212.00 Savings/CD Accounts  
CBNA Savings 7,450.74  
Total Savings/CD Accounts 7,450.74  
Total Checking/Savings 48,048.61  
Fixed Assets Boat Washing Equipment 8,165.90  
Equipment -5,614.53  
Total Fixed Assets 2,551.37

Treasurer Gail Roes reports that the Arts Council money is separate and under control of the Arts Council.

Gail Roes stated Memorial Fund can be used for anything. If anyone has any suggestions please pass them along. In the past, the money was used to rebuild the signs at the 4 corners.

Roger Abbey reports the Arts Council received \$550 dollars in proceeds from the craft fair and last night took in \$390.00 in donations and concessions from the Desantis Group concert.

Gayle Flinn asked for a repeat of costs related to aerial insect spraying and the boat launch steward program

Gail Roes reports our contract with Paul Smith's AWI program for the summer is \$6720.00. Duflo Chemical Spray cost is \$1412.00 after BCA Golf Course pays their percentage of the spray.

President Stark reports that the Brantingham Lake area has been sprayed twice this year with a third spray expected weather permitting. Brantingham Golf Course reimburses a portion of the cost as their property is included in the spray area.

**Kent Martin motioned to accept the Treasurer's Report as presented. The motion was seconded by Bob McQueen and the motion carried by a unanimous voice vote.**

**PROPOSED DISTRICT #12:** President Stark presented a proposal for the creation of an additional district off the lake, but still within the Brantingham Community. This proposal was discussed at the prior BCA meeting. The motion that could be brought forth would simply be to research the concept of expanding the BCA with this additional district. This would allow the BCA board to research the topic and prepare for a final vote before next summer.

Diane Miller asked for more information regarding the boundaries of the district

Roger Abbey responded that it could include North/South Road, parts of Middle Road and Partridgeville Road to the intersection of Long Point Road, Hill Road and North/South Road down to Pleasant Valley Drive to Fish Creek Road.

Mr. Abbey states he put together a map to send to Jeff Duflo of Duflo Chemical Spray to obtain a quote for additional cost of aerial insect spraying, but has not yet heard back from him

Mr. Abbey explained that the new district would not be included in the aerial insect spraying unless dues from the district would cover the cost estimated by Duflo Chemical Spray.

Diane Miller asks about the mission of the BCA. Does adding this district fall under the mission statement of the BCA?

Mr. Stark responded the purpose of expanding the footprint of the BCA is to allow more participation with individuals in the community that live here and allow them benefits of spraying. We are increasing revenue and increasing the spraying region. This will also give them voting rights and participation within the BCA. The BCA was originally a lake association but has expanded over time to become a community association. The BCA should want to be accommodating to the community and not just the individuals that live on the lake.

Mr Abbey responded that there is an increase in the population of people and properties off the lake and they are part of the whole Brantingham Community. Membership dues would create an increase in dues revenue. The BCA should serve the people of the community. The Arts Council is open to anyone in the community.

Diane Miller raises concern over the large size of the proposed region and is concerned the BCA is losing sight of the original design of the BCA.

Mr. Abbey reports that the region is within a few miles. It is the “top of the hill”

Diane Miller raises concerns about continued development of unused properties off the lake.

Kent Martin makes the point that the BCA has nothing to do with development.

Diane Miller raises the point that Brantingham is just within the “blue line” and questions if we would be within the APA guidelines to expand the spray region.

Roger Abbey states that the property owners off the lake have watercraft and have interest in the lake as well.

Kent Martin states the district would not be able to afford the cost of spraying their area as a separate contract. It would be more affordable if they are sprayed along with the current area. This is mutually beneficial as it provides revenue to the BCA for programs that serve to protect the lake.

Gail Roes reminds members present that the BCA By-laws and mission statement are included on the BCA website.

Mr. Stark responds to a question regarding cost of spraying for District #12. This has not been determined because the geographic location has not been completely established. Once the area is finalized, Mr. Duflo would have to give us a quote on the cost. It will not be a dramatic increase.

Diane Miller asks if the increase in area for insect spraying has been approved by the APA

Mr. Stark responds that Duflo would have to have the area approved through the APA. Each year when we have the contract signed with Duflo Chemical Spray, we also have to have separate approval from the APA. That is allowed if the BCA formally adopts the new district.

Steve Widrick reminds the membership that the additional district will not be sprayed along with the current spray grid unless the District #12 membership dues will cover the cost of the spray. There are some areas that are being sprayed outside the current grid

Mr. Stark confirms that some areas that can't be avoided are being sprayed now as part of the flying pattern that are not formally part of the current districts. The idea is not to ram something through, just something that should be discussed among the board and the membership. Pursuing a motion now is simply to give the board an opportunity to discuss this between now and the membership meeting next year.

Diane Miller asks if next steps would include surveying potential Area #12 members even they are interested in BCA Membership

Mr. Stark states that you certainly will be part of the next steps including contacting Mr. Duflo to see if spraying the area is feasible and what the cost would be.

Diane Miller states there should be a survey of members on the lake and potential members of District #12 should be completed to get broader feedback. Area directors can seek out feedback.

Bob Johnson states that after hearing the Treasurer's Report, he does not believe there is a need for more money. Mr. Johnson stated his concern to give a voice to people "off the lake".

Stephen Widrick makes the point that  $\frac{1}{3}$  of the property owners on the lake don't pay membership dues. All the new properties would benefit

President Stark observes there are differing opinions, but we need to determine how we craft a motion on the issue

Diane Miller states that we should take a year to discuss.

Gayle Flinn asks if there is anything that restricts the BCA members from having an additional meeting.

President Stark responds that the BCA typically meets 3-4 times each year, but can have additional meetings. The BCA board should craft a motion that would just allow the evaluation of the idea.

Camille Brown suggests that the next step may be to survey residents to see if they would pay.

Mr. Stark states that he would need to speak to Duflo to get an estimate of additional cost for the area.

Diane Miller states that BCA members should be surveyed since only 32 members are represented today to gain additional feedback.

Roger Abbey reports that a member and former BCA President has offered to head up the district. This person has already identified an interest among property owners to become BCA members.

Gail Roes states that the "Friends of B'ham" option for membership has been popular. This membership allows visitors to Brantingham to become members. "People like a sense of membership and contribution to the organization".

Roger Abbey states the Arts Council has heard from property owners of their interest in the idea.

Gail Roes states she has received emails from people outside of the districts asking to join. It seems that we should be reaching out to those who are our close neighbors.

Dave Fisher states that there is a bigger picture here than just spraying. I think it is what is in the best interest of the lake and the community. Mr. Fisher stated he supports a motion to research the idea.

Stephen Widrick makes the point that  $\frac{1}{3}$  of the property owners on the lake don't pay membership dues.  $\frac{2}{3}$  of the property owners are making the decisions for the lake. You see all the new places being built, they would benefit from membership. We are just investigating and it may not be financially feasible.

President Stark reminded the membership that the BCA is not a political organization and it is not a government authority. President Stark reports the primary motivation for adding an additional district is "inclusion, a sense of community and obviously the benefit of additional revenue for the good of the group. President Stark acknowledges there are differing opinions, but we need to determine how we craft a motion on the issue. The motion is just to pursue the idea to see if it is feasible. Also, the question to be answered is when the final vote should occur? Should it occur at the next annual membership meeting or hold a special meeting in the spring.

Diane Miller states that we should take a year to investigate and have a conversation.

Kent Martin states that information as gathered can be published and made available to the membership.

Mr. Stark responds that the discussion will continue at other board meetings as well.

Gayle Flinn asks if there is anything that restricts the BCA members from having a special meeting.

President Stark responds that the BCA typically meets 3-4 times each year, but can have additional meetings. The BCA board should craft a motion that would just allow the evaluation of the idea.

Camille Brown suggests that the next step may be to survey residents to see if they would pay.

Gayle Flinn asks if the Spring meeting will be held on ZOOM as many members are not yet at the lake.

Stephen Widrick states that the BCA should consider a hybrid meeting so members can attend in-person or online.

Bob Hindman asks if a map including the proposed area be placed on the website.

Stephen Widrick states it can be added.

Kent Martin states he has created a color digital map and that he can work to amend the digital map to represent the proposed area.

Gail Roes suggests that we post the map on the website.

**MOTION: President Stark motions that the Brantingham Community Association Board of Directors are authorized to pursue and investigate the creation of a 12th membership district and board representative to include all the services and benefits of the Brantingham Community Association with a vote to be held at 2022 BCA membership meeting.**

**The motion was seconded by Polly Peterson. The motion was carried with a unanimous voice vote.**

President Stark asks for feedback on any ideas to increase membership on the lake.

Gail Roes states that for a volunteer run organization that relies on area directors which have as many 50 properties, the BCA has done well. The area directors work hard to stop by properties and collect dues. Membership has increased to 75% of properties that have paid dues.

Bob Johnson asks if the proposed district can just contract separately with Duflo Chemical Spray

Mr. Stark responded that it is possible but probably cost-prohibitive. They would have to go through the appropriate approval process.

Kent Martin states that it would be far less expensive for them to be included in the existing area than to have a separate contract.

**BOAT WASHING STATION:** Adirondack Watershed Institute (AWI) provides an annual report of boats surveyed at the Brantingham Boat Launch by the trained steward. The 2020 report indicates that 302 boats were surveyed and none were found to have an invasive species onboard. 4 were flagged as questionable, but turned out to be negative. This year we have a new steward provided by Paul Smith's AWI program.

President Stark states it will be important to think about the language in the contract for the 2022 season to require that the steward would be required to wash any boat with a questionable invasive species (rather than a board member). If this cannot happen, then a clear communication plan must be made to contact a board member to wash the boat at the boat washing station.

Bob Hindman asks who confirms that the steward is present. What oversight exists?

President Stark responds there must be additional checks and oversights to be sure we are getting the services for which we have paid.

Diane Miller asks what days the boat launch steward is contracted to be at the boat launch.

Mr. Stark reports Friday for 4 hours starting at 2:00 pm. Saturday's for 9 hours starting at 8:00 am and Sunday for 4 hours starting at 9:00 am. The boat washing station is currently located on The former Trailside property. Mr. Stark reports this property was the closest we could find. We will continue to use the site as long as we have permission. BCA has been given prior permission to use the dump site on Brantingham Road if necessary.

Pat Louck asks why the boat washing station can't be placed at the 3-G Fire Station.

Stephen Widrick states it may be a space problem with the trucks.

Pat Loucks voiced her concern that the boat launch steward would have to leave his post to go and wash a boat.

Mr. Widrick states there is no steward present Monday-Thursday. There will be many times the launch is not covered by the steward.

**AERIAL INSECT SPRAYING:** Mr. Stark reports that we have had two sprays and are awaiting our third spray. The third spray was planned for the Friday before 4th of July but the weather didn't cooperate. Mr. Stark reports that the Duflo contract allows us to get sprayed up to 4 times in a season, but we typically only require 3 sprays.

**ARTS COUNCIL:** Fran Abbey reports that a scheduled event for this Thursday has been cancelled secondary to an illness of the artist. The next concert is July 31, 2021.

## **OPEN FORUM**

### **PLAYGROUND**

Susan Whitelock from Lily Pond states she has noticed lots of young children on the lake and wonders if there is any community land that could be used to build a playground. It could be financed by adding a playground fund for donation.

Mr. Stark responded that BCA does not have land.

Kent Martin suggested it could be discussed with the Library. Fundraising could go through BCA, but whoever owns the land would have a big liability.

Pam Brewer reminds the membership that the Town of Greig has a park area.

Mr. Widrick states he has experience in fundraising for school playgrounds and stated in his experience one playground cost \$100,000.00 and the other cost \$120,000.00.

Roger Abbey suggests that perhaps Camp Aldersgate may have space.

In response to concern about liability, Susan Whitelock states her local community playground has a sign that addresses liability.

Kent Martin states that the BCA can champion the cause for fundraising, but we can not take on the project.

Susan Whitelock states she would be willing to donate funds to the project. If Aldersgate would be willing to host a playground install, she would donate.

Pat Loucks asks if the tennis court in front of The Brantingham Inn is playable and asks how to find out if there is enough community interest to upgrade or fix the tennis court. Pat states she would be willing to partially underwrite the cost of repair to the tennis courts if she felt there was enough interest from people around the lake to use the tennis courts. Pat asks if the BCA can use the website to explore the idea or get feedback?

Pam Brewer states she has recently seen the tennis courts being used.

Pam Brewer suggests to Pat Loucks that she can pursue the topic on her own.

Steve Widrick reports that there are three tennis courts around the lake, but none of them are open to the public.

Gail Roes states that in the past you could pay to use The Brantingham Inn tennis courts.

Pat Loucks states she will go and speak to the Brantingham Inn.

## **BOATS**

Doug Robertson states he would be willing to remove some boat debris that has been floating around the lake for years and take it to the dump. The fee would be \$30

Mr. Starks states if it is a safety hazard and has been floating around for a while, then it would be good to remove it and the BCA would cover the cost for the dump.

Mr. Robertson expressed concern over the increase in wakeboarding and the resulting large waves that caused damage and erosion to the shoreline and docks. Mr. Robertson states we can't control the size of the boat, but we should try to educate people that there are laws about speed when boating close to shore or causing a wake through the channel to Lily Pond. Mr. Robertson states we need to do a better job about educating people.

Diane Miller voiced her concern over size and speed of boats and the erosion of the shoreline. The lake is too small for the very large boats and causing damage.

Doug Robertson stated that there are now 2 places on the lake renting boats. Mr. Robertson hopes those renting are taking responsibility for educating those renting on laws related to Brantingham Lake.

Pam Brewer reports that Mike Leviker has NYS Boater's Handbooks.

Diane Miller agrees the boat owner must be accountable for giving their renters an overview of the laws. Education is important.

Mr. Widrick reports that issues aren't just on the lake, but there are many younger residents using ATV's on the surrounding roads. We must rely on Lewis County for patrols, but they are limited by the budget. We could put information at the boat launch. The issue is not the size of the boat, but the speed of the boat. ATV's are now welcome to ride on North Shore Road with a speed limit of 25mph.

Pam Brewer states she has personally stopped both ATV's and boats to educate them. They are often respectful.

Bob Hindman states that Lewis County Sheriff's Department is going to emphasize more ATV monitoring.

Mike Leviker states the change came from county legislators. Contact your local legislator for the Town of Greig.

Mike Leviker states those driving their ATV's are often local people.

President Stark talks about a flyer that was created years ago for landlords to share with their renters clarifying information about invasive species. We could create additional

information for renters and post educational information on the BCA Facebook page and the BCA website.

Mike Leviker reminds the membership to use their voting powers to improve leadership.

Pat Dowling stated he could create a boater safety document.

Phil Stark states that Mike Leviker make a good point for residents who have the ability to vote in the Town of Greig elections

### **WATER DISTRICT**

President Stark states he has received emails asking about the water tax and if that money can be used for BCA purposes. The water tax is designated specifically for the dam. The money is saved in the event that the dam needs repair.

### **CAMPGROUND**

Sandra Markam asks for an update on the campground.

Mr. Widrick reports that the campground proposal was passed by the planning board and work is ongoing.

Pat Loucks asks what the timeline is for completion.

Pam Brewer reports that it will be constructed in stages and is slated for completion in 2024

### **NOISE ORDINANCE?**

Diane Miller asks if there is a noise ordinance in effect on the lake.

Mr. Stark responds that Town of Greig Supervisor Patterson has stated at the previous BCA meeting you can make a complaint if there is noise occurring after 11:00 pm inside of a private residence.

Pam Brewer suggests that members call the Lewis County Sheriff's office at 315.376.3511 for a noise disturbance. Pam states she has called the police and they always come.

**ELECTIONS:** President Stark reports that Karl and Pat Keiffer, Area #5 Directors are retiring their positions on the board. Mr. Keiffer confirms. Mr. Stark thanks them for their 8 years of service. Volunteers are what make the BCA possible.

President Stark asks if there are any other area directors not seeking re-election.

All odd area directors are up for election including

Area #1 - Gary White

Area #3 - Polly Peterson

Area #7 - Bob McQueen

Area #9 - Bruce Buckingham

Area #11 - Anne House

President Stark nominates all odd area directors for re-election and asks if there are any nominations for the Area #5 Director.

Diane Miller nominated herself for the board position of Area #5 Director

**President Stark motioned that all area directors be re-elected including Diane Miller to the role of the Area #5 Director. Pat Loucks seconded the motion and the motion was carried unanimously by a raised voice vote.**

**President Starks make a motion to approve Gary White, Area Director #1, Polly Peterson, Area Director #3, Diane Miller, Area Director #5, Bob McQueen, Area Director #7, Bruce Buckingham, Area Director #9 and Anne House, Area Director #11 for 2 years on the Brantingham Community Association Board of Directors.**

**The motion was seconded by Pat Loucks and the motion was carried by a unanimous voice vote.**

**President Stark asks if Gail Roes is putting forth her name for re-election as Treasurer of the BCA. President Stark asks for any other nominations for the position of Treasurer. Mr. Stark nominated Gail Roes for re-election to the position of Treasurer for the elected term of 2 years. Stephen Widrick seconded the motion and the motion was carried unanimously by a voice vote.**

President Stark announces that he will not be seeking re-election after 6 years of service as President of the BCA board. Mr. Stark states changes in his job require him to cut back on his volunteer commitments including the BCA.

Mr. Stark asks the membership present if anyone is willing to nominate themselves for the role of BCA President. There were no nominations.

Mr. Stark reports that according to the by-laws, Sue Lorenzini will be required to temporarily fill the seat of President. Mr. Stark will be available to help transition to the new leadership including contact information, etc.

Karen Murphy suggested a nomination committee be assembled. There was no response in request for volunteers to man a nominations committee.

Doug Robertson suggests that Mr. Stark put together a timeline of responsibilities for the season to allow a prospective nominee to understand the role of president.

Mr. Stark suggests that some of the duties of BCA president could be divided into committee work.

Mr. Stark expressed his appreciation for the BCA which was followed by many accolades for Mr Stark and his many successes under his leadership. This was concluded by a round of applause.

Stephen Widrick motioned to adjourn the meeting. The meeting was adjourned at 11:45 am.

Respectfully submitted,

Karen Murphy  
BCA Secretary