

Spaldings West Shore Association

2025 Board of Trustees Meeting Minutes

Date: June 1, 2025

Place: 20 Beach Road / teleconference

Attendees: D. Cohen, M. Colbourn, J. Farrell, J. Laniewski, N. Laniewski, B. Leddy, J. Purvis, K. Tilley, L. Thabault

Agenda:

1. **Welcome (Mike)**

Mike greeted the Board of Trustees and reviewed the agenda for any additions/changes.

2. **Budget (Dave)**

FY 2024 – Budget to Actual

David reviewed the actual fiscal year expenditures, and anticipated expenses through June 30, 2025. The Association is running a modest surplus to the approved budget.

The Association secured two years of back dues and late fees as a result of a settlement on one delinquent account.

Revenues were above projections, while expenditures were in line with projections. There will be no federal or state income tax expense this year as the Board decided to defer our change from 501(c)3 until the beginning of FY 2026.

Proposed FY 2025 Budget –

As trash removal has been a significant yearly cost, David sent out a request for proposal to four (4) waste haulers. From that, only one bid was received from Gauthier. Pricing for the 2025/2026 year is consistent from the past year.

The Board reviewed the locations of two Association lots on Marble Island Road. These two lots are now beginning to become overgrown, and the BOT determined that adding a line item to the budget to address this situation was prudent. In addition, the abutting land to ROW #6 appears to contain trees that overhang Association property. Mike will address this with the landowner.

Discussion surrounding the ability of owners to pay their dues electronically. This was approved by the Board and will be pursued.

The annual dues were unanimously determined to remain at \$425 per camp.

3. Secretary's Report (Jeff)

Jeff will solicit any changes to the existing e-mail addresses and any directory modifications.

The Board of Trustee makeup, current term expiration dates, and prospective replacements were reviewed. Current trustees Joe Fitzgerald, Nadine Laniewski and Ken Tilly will be retiring from the BOT. Brennan has developed a replacement slate of trustees to include Nancy Colbourn, Marie Hayes, and Jim Nye, with said slate to be brought up for a vote at the annual meeting. Mike thanked each outgoing Trustee for their service to SWSA.

Directory and e-mail addresses will be updated as necessary. Any additions or changes should be provided to the Secretary.

4. Committee Reports and Discussion

During the previous budget discussions, the reports and recommendations of the committees were reviewed.

Over the winter, the Association received a letter from a Marble Island Road resident regarding their access to the Association property. Mike again researched this situation, and it was determined that the historical ability to access the lake is limited to Marble Island Road residents, where applicable. They are not granted access to the entire length of the beach but rather are restricted to only the portion of the beach area as wide as the right of way being used.

5. Other Business (all)

The Board continues to be concerned about the makeup and long-term viability of the Board of Trustees and Executive Committee. As such, to increase the pool of candidates for these roles, the attached By-Law change will be reviewed and voted on at the annual meeting.

Further, as part of the Board of Trustees pledge for financial transparency, a second By-Law change will be introduced as attached.

A summary of those proposed bylaw changes is noted here:

- Change to Section 5.01: Business and Property
 - Adds language that states that immediate family members of owners (spouses/children) may serve on the Board of Trustees and Executive Committee
- Change to Section 5.04: Officers

- Changes the language referring to a "financial audit" every three years to a "financial review" to be more technically accurate and in line with SWS practices as we do not conduct a formal audit.

The Board recommended that a community wide event be planned for the Association's 70th 'birthday'. This will occur on July 22nd, details to be discussed at the annual meeting.

Mike and the Board thanked Dave Cohen for his long tenure as the Association's treasurer.

Submitted: Jeff Laniewski, Secretary SWSA

PROPOSED

SWSA By-Law Changes

Article V: Trustees, Executive Committee and Officers

Section 5.01. Business and Property.

The business affairs of the Association shall be managed by the Board of Trustees composed of 13 individuals, each of whom shall be an Owner or a designated immediate family member of an Owner (specifically, a spouse or child). Nine of the Trustees shall be “at large” Trustees and the other four shall be the President, the Vice President, the Secretary and the Treasurer. The immediate past-President shall be an ex officio member of the Board of Trustees. The Board of Trustees shall have all of the powers of the Association not delegated to the Owners by the Nonprofit Corporation Act.

Section 5.04. Officers.

The principal officers of the Association shall be the President, the Vice President, the Secretary, and the Treasurer, each of whom shall be elected by the Members. The Board of Trustees may appoint an assistant treasurer, an assistant secretary and such other officers as in its judgement may be necessary.

In case of prolonged absence or permanent disability of an officer, the Board of Trustees may appoint an individual to perform the duties of the office. A Vacancy in an office may be filled by the Board of Trustees.

(a) President. The President shall:

- Preside at all meetings of the Members and the Board of Trustees
- Serve as chair of the Executive Committee
- Disclose to the members at the time of execution and at the annual Meeting each contract, conveyance and other instrument made on behalf of the Association as has been authorized by the Members or these Bylaws
- Ensure that minutes, proposals, budgets and other documents required to be provided to the Members are timely delivered
- Ensure that the slate of proposed Executive Committee and Board of Trustee candidates are distributed with the agenda for the annual Meeting

- Arrange every three years for a review of the Association's financial records kept by the Treasurer and distribute a report of the review to the Executive Committee and the Board of Trustees upon completion
- Annually communicate with those residents of Marble Island Road with a deeded right-of-way over property of the Association