

**Beaver River Property Owners Association, Inc.  
Beaver River Station, NY**

**MINUTES OF GENERAL MEMBERSHIP MEETING  
Sunday, October 10, 2010 – Brod Camp**

**Board members present: Dennis Slater, President; Don Phelps, Gayle Seamon, Jackie Slater, Steve Edic, Doug Seamon, Bill Brod**

**Members present: Marie Baranoski, Tom Calhoun, Don Converse, Ben Edic, Judy Edic, Gerald Fuerch, Al Larmann, Ron Nearing, Don Osborn, Jill Osborn, Ruth Phelps, Al Sawitz, Carol Schoch, Larry Schoch, Darrell Slater, Jenny Lundberg, Tom Brod, Charlie Edic, Bill Brewer, Anne Brewer, Tom Brown, Donna Brown, Steve Hegge, Jim Curtin, Vanna McDevitt, Kim VanDreasar, Linda Graham, Marty Simpkins, Charlotte Albrecht**

**President Dennis Slater called the meeting to order at 9:00 a.m.**

- 1. Dennis welcomed the membership and explained that the meeting will be conducted by using Roberts Rules of Order.**
- 2. Role call – a total of 36 members were in attendance.**
- 3. The July 4, 2010 meeting minutes were distributed to each member and read. A motion to accept the minutes was made by Don Osborn; seconded by Charlie Edic. Passed.**
- 4. The Treasurer's Report of July 1, 2010 – October 4, 2010 was presented by Jackie Slater.**
- 5. Dennis presented Certificates of Appreciation to: Carol Schoch for serving 7 years as a Board Member; Cindy Crowley for serving several years on the Sunshine committee; Tom Calhoun for serving 3 years as a Director; Kathy Partridge for serving 4 years as Secretary; and Gerry Fuerch for serving 26 years as Treasurer.**
- 6. Dennis announced the nominations for new committee chairpersons as follows: Fire – Dick Williams; Medical – Donna Brown; Access – Ron Nearing; Sunshine – Rita Seamon; Docks – Don Phelps; By-Laws – Al Larmann. A motion to accept the nominations was made by Don Osborn; seconded by Kim VanDreasar. Passed – all in favor. The following persons volunteered to help on committees: Ron Nearing – Fire; Dr. Jim Brod – Medical; Steve Hegge – Docks; Bill Brod and Steve Edic – By-Laws.**
- 7. Docks: Don Phelps explained to the membership what transpired at the Work Session meeting with the Town of Webb on August 18<sup>th</sup>. Don stated that the Town of Webb would like to propose that the DEC issue a permit to the Town of Webb to take ownership of the docks. In turn, the Town of Webb would draw up a contract giving the BRPOA use of the docks. The town suggested that we keep the process simple. It was also reported that the DEC was pleased on how the old docks were removed.  
Don presented a 2-phase plan on how to reconstruct the present docks to comply with the DEC regulations and insurance requirements. The first phase would consist of: widening the main corridor from 4' to 6'; replace the floating barrels with rectangular floats; stabilize the ends of each slip with dual pipe ends; and build a safe, secure ramp that self adjusts to the level of the water. The second phase would consist of: constructing a "T" off the main corridor using pieces of the docks that were replaced in the first phase; building 7 more slips on the "T" wing to accommodate more pontoon boats. According to a quote from an independent supplier, the first phase would cost approximately \$15,000; the second phase**

approximately \$9,000. TheTown of Webb quoted a price of \$50,000 to replace the current dock configuration.

It was stressed that it is necessary that we respond to the DEC with a plan of action by October 15, 2010. It was also explained that the DEC would remove the docks if we don't show that we are moving forward in a positive direction.

Don suggested that a motion should be made considering the following: to assure compliance with the DEC consent order; transfer dock ownership from BRPOA to the Town of Webb; lease or permit exclusive use to BRPOA; permission to operate and maintain the dock; and permission to develop an insurance package acceptable to the town and BRPOA.

Motion: Steve Edic responded by making the motion to allow BRPOA to proceed with discussion with the Town of Webb to negotiate the usage of the docks. Marty Simpkins seconded the motion. Passed – all in favor.

Carol Schoch suggested that the maintenance and insurance costs on the docks should be at the Town of Webb's expense.

Motion: Carol Schoch made a motion the BRPOA does not go into any negotiations with the Town of Webb by assuming any construction, maintenance or insurance costs or turn the docks over to the Town of Webb without a vote from the general membership. Jenny Lundberg seconded. Motion denied – 8 in favor; 26 opposed.

Motion: Don Osborn made a motion that a membership vote be made to give BRPOA permission to turn ownership over to the Town of Webb. Bill Brod seconded the motion. Passed – 34 in favor; 1 opposed.

Concerns were brought up about parking at the end of Grassy Point Road. It was explained that the end of Grassy Point Road is claimed as a Town of Webb right-of-way road (being 35' on Town of Webb property).

8. Dock Insurance – Bill Brod explained to the membership that the docks are insured under the current railroad/dock insurance until June 2011. However, the railroad insurance will no longer carry dock insurance after June 2011. Bill stated that he has investigated insurance options. He has put the Town of Webb insurance company in contact with a private insurance company (Traveler's Insurance). There are basically two choices. We could be insured with the Town of Webb's insurance company. The Town would bill us \$500 annually; but this could also sign us up for a costly maintenance project to comply with their insurance regulations before they insure us. The other choice is to be insured by a private insurance company, which would cost us \$2,040 annually (quote from Traveler's Insurance)until the upgrading of the docks is complete, then turn the insurance over to the Town of Webb's insurance company. He suggested that we wait to make a decision after we have negotiated the dock situation with the town.
9. Railroad Insurance – Dennis stated that the BRPOA will continue to support the hi-railers permit; however the BRPOA can no longer afford to pay the rail insurance. Carol Schoch said that several years ago it was passed that the hi-railers would pay their own insurance and she said that they will continue to do so.

10. Dennis reported on the Assessor's Meeting he attended in August regarding the re-evaluation of the Town of Webb's tax base. The Town of Webb assessors have recently visited Beaver River to collect information which will be turned over to a private company who will be re-evaluating all assessments in the Town of Webb. We will receive by mail the new assessments and will be offered a grievance opportunity. Carol Schoch suggested that the BRPOA board ask the assessors to give a 25% discount to all Beaver River properties as we don't have the services provided to us as the rest of the town has.
11. Dues – After a brief discussion, it was decided to keep the dues at \$20 annually to help absorb some of the expenses we may face.
12. Fund-raising: Gayle Seamon presented a 2011 calendar titled "Beautiful Moments in Beaver River" using seasonal photos taken in Beaver River to be used as a fund-raiser. Cost of each calendar to be \$15. It was suggested that the calendar be available to order on the BRPOA website. Kim VanDreasar made a motion to use the calendar as a fund-raiser; Ron Nearing seconded. Passed – all in favor. It was also suggested that we hold a 50/50 raffle at each meeting to raise monies. Passed. 34 in favor; 1 opposed.
13. By-law changes: Bill Brod presented the proposed by-law changes regarding revising the membership paragraphs to include an Associate Membership and a Sustaining Membership. Bill thanked Al Larmann, Steve Edic and Doug Schelling for their input. The aim of the revision is to have an inclusive membership. He pointed out that an Associate Member and Sustaining Member have all the privileges of a regular member except that they can not vote or hold office. He also explained the procedure for voting by proxy as follows: "An Associate Member or a Sustaining Member may carry a proxy for a Regular Member not in attendance at a specified meeting and assume all the privileges normally accorded to the Regular Member for that meeting, including the right to vote in place of the Regular Member. The proxy must be an original letter including the following: the Regular Member's name/address/telephone number/name of designated Associate Member or Sustaining Member/date of the meeting that the proxy is being granted for, signed and dated by the Regular Member. This proxy must be presented to the Secretary of the BRPOA prior to the start of the meeting, and noted in the minutes of the meeting. Any questions or discrepancies regarding acceptance of the proxy will be resolved by a meeting of the Board Members in attendance at that meeting."  
Motion: Jim Brod made the motion to accept the by-law changes; Charlie Edic seconded.  
Passed – 24 in favor; 6 opposed; 5 abstained (members left meeting early).

Being there was no further business, Carol Schoch called to adjourn the meeting; Bill Brod seconded. The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Gayle Seamon  
BRPOA Secretary