

BIG ALUM LAKE ASSOCIATION, INC

BOARD MEETING

AUGUST 14, 2025

A meeting of the Board of Directors of Big Alum Lake Association, Inc. ("BALA") was held upon proper notice on August 14, 2025, beginning at 7:00pm at the house of Mark Smith. In attendance were the following officers and Board members: Mark Smith (President), David Bellerose (Vice President), Deb Gran (Treasurer), and Jeff Buchanan (Clerk). Also in attendance were the following committee chairs and Board members: Ken Gajewski (Dam and Fishing), Barb Hitchcock (Membership); Mari Roy (Recreation), Matt Kibbe (Boating), Michael Gionfriddo (Nominating), Tim Harrington (Environmental), Tom Clark (Watershed), and Bruce Gran (at-large). Absent was Jen Bailey (Corresponding Secretary). There being a quorum of the Board present, Mr. Smith called the meeting to Order.

The first order of business was to approve the minutes of the Board meetings held on June 18, 2025. Upon a motion duly made and seconded, the minutes were unanimously approved. The minutes from the annual Member meeting on July 12, 2025, were also reviewed and discussed. Some minor changes were made and agreed to by the Board as a whole. Those minutes will be presented for approval at the next annual Member meeting in 2026.

The next order of business was a Treasurer's report by Ms. Gran who reported on the income statement and balance sheet with a quick summary of the various line items. Those financials are attached. The balance sheet was healthy with a little over \$71,800 of cash. Income was strong with proceeds from the Lake Lovers Club, the auction at the BALA Gala, the Tall Heights benefit concert, the Cheers Event, and SLAC funds. There were also several other smaller donations. Expenses were generally as expected with some extra spent on tee shirts for the Tall Heights event, but Mr. Harrington was of the belief that the sale proceeds from those shirts has now offset the cost – and there are still some tee shirts left. It was noted that the Environmental Committee will possibly spend additional funds for a lake weed treatment in August. Upon a motion duly made and seconded, the attached financials were unanimously approved.

The next order of business was committee reports:

Membership Report: Barbara Hitchcock, Chair

Ms. Hitchcock discussed the membership numbers: 198 possible lots of which 181 are developed and 33 are off lake. Of those, 145 have paid. Of those that have not paid, at least eight have never paid. There then ensued a discussion of the membership lists, how to use those membership lists to send notices and bills, and what position on the board is the keeper of those lists. After a discussion, it was unanimously agreed that the Membership Committee should have the sole responsibility for maintaining a membership list that includes every possible member and all related contact information for each member. Any other board

member or officer who obtains updated information should immediately forward that updated information to the Chair of Membership. Mr. Smith agreed that he would update the Membership Chairman job description to note the foregoing. It was also discussed that BALA should obtain an email list service provider so that BALA can determine response rates, cull dead emails, and see feedback on various mailings among other things. Mr. Harrington noted that he uses such a service in his music business and offered to look for such a provider and obtain fee quotes. Finally, it was noted that correspondence to the members from the Chairman or other Chairs should be sent as is and without introduction.

Recreation Report: Mari Roy, Chair

Ms. Roy listed the 2025 recreation events and commented on them:

1. Welcome Back at Rapsallion – Very successful for building social connections, has doubled its attendance, and has become one of the premier events of BALA.
2. Book Club – Growing in popularity; now approximately 28 people attending the bi-monthly meetings
3. The Tall Heights Concert – Very successful fundraiser and also help build lake collegiality.
4. Boat tie ups – small attendance so will review next year.
5. Library Boxes – Good feedback so far.
6. BALA Gala – Smaller attendance than in previous year, but fundraising result was similar to prior year and good collegiality among the attendees. Will review format.
7. Rock Painting for Children – Good attendance.

The recreation committee will send out a monkey survey to get feedback in preparation for 2026 planning. Ms. Roy noted she would like all events and the dates for 2026 recreation events to be set by March 2026.

Mr. Smith also noted that the Cheers event, organized by Ryan Szatkowski, was very well attended, and raised over \$500. Ryan has some additional ideas for the event next year and will continue to work with Mr. Smith as a special ambassador of BALA.

Fundraising Report: David Bellerose, Chair

Mr. Bellerose discussed the results of the 2025 BALA Gala. Although the fundraising total was similar to 2024, he noted that approximately \$2,000 was raised as just cash donations. Mr. Bellerose questioned whether people were tiring of the event. Others noted strong disagreement with that assessment, but everyone agreed the monkey survey will help gauge interest for 2025.

Dam/Fishing Committee: Ken Gajewski, Chair

Mr. Gajewski noted that the drawdown this fall will be 36 inches, instead of the usual 30 inches, because this is a year that ends in a zero or a five (i.e., a 36-inch drawdown every 5 years). The dam gates will be opened on November 1.

Environmental Committee: Tim Harrington, Chair

It was first noted by Mr. Smith that Mr. Chuck Roy retired as Chair of the Environment Committee (“EnCom”), and per Section 5.09 of BALA Bylaws Mr. Smith appointed Mr. Harrington as Chairman of EnCom, which appointment was approved by the requisite two officers: Mr. Buchanan and Mr. Bellerose. Although not required, Mr. Smith offered a motion to accept Mr. Harrington’s appointment as a director. That motion was seconded and upon a unanimous vote Mr. Harrington’s appointment was approved.

Next, Mr. Harrington discussed the status of the lake weeds and what EnCom is working on:

1. The diquat treatment in June was successful, but the weeds have come back.
2. There is currently an effort to get the Sturbridge Conservation Committee to approve another treatment because there was some issue as to whether the original Order of Conditions (“OOC”) allowed a second treatment. In addition, it was discovered that the OOC was erroneously not filed with the Registry of Deeds by the lake manager and that had to be done before anything additional could be approved.
3. Next, Mr. Harrington noted that the Membership at the annual meeting in July 2025 voted to hire an independent expert to test the water to determine which issues were causing weed and algae growth. Thus, one of his first orders of business was to hire that expert, and he has started the vetting process. He noted that EnCom had no preconceived beliefs and was open to whatever the ideas such an expert would have. Some of the questions that will be put to the expert when hired are items such as the following:
 - a. Whether we should do a watershed analysis
 - b. Whether the drains around the lake a contributing cause
 - c. Whether weed raking helpful
 - d. Whether salt on the roads in the winter harm the lake
 - e. Whether a boat wash needed at the boat ramp for outside boats
 - f. Whether water temperature stratification in the lake is a contributing cause
 - g. Whether fertilizer in the watershed cause an issue

In working on these issues, Mr. Harrington noted he was looking for a “Lycott Report” from the 1980s that was done on the lake, and Mr. Gran noted that he believed he had it. This could possibly help establish a baseline. Mr. Harrington noted that all conclusions reached by the hired expert will be publicly disseminated.

4. The Membership at the annual meeting also voted to establish a Weeds Committee that will act as a subcommittee of EnCom and report to Mr. Harrington. As a result, Mr. Harrington is working on populating that subcommittee as well as adding some members to EnCom.
5. Finally, Mr. Harrington noted that the goal of the foregoing will not be enforcement relating to any discovered issue as BALA does not have any enforcement authority. Rather, the goal is to find solutions and educate the membership on those solutions.

Watershed Report: Tom Clark, Chair

Mr. Clarke summarized his views on the watershed and noted the goal is to put water into the lake slowly. He also noted that Mt. Dan is working on cleaning up the drains and road again this year, which will benefit the lake.

Boating Report: Matt Kibbe, Chair

Mr. Kibbe noted that the navigational buoys are out, the island is moderately used and clean, and it has thus far been a quiet and safe summer.

The next order of business was old and new business: Mr. Smith, Chairman

The first item discussed by Mr. Smith was that the Sturbridge Conservation Committee noted to him that a member of the BALA board should be on the Sturbridge Lakes Advisory Committee (SLAC). Mr. Chuck Roy was our assigned member but has retired from the BALA board (although he will remain with SLAC as its president). For our assigned member, Mr. Smith asked Mr. Gionfriddo if he would become our designated member, and he agreed.

Next, Mr. Smith discussed the issue of the Italian Club getting a notice from the Department of Health that its beach had to be closed because of a slight elevation of bacteria levels. It was suspected that the cause was a strong thunderstorm the night before the reading. The beach was reopened a week later.

The next board meeting will be on October 15th at 7pm at the house of Mr. Smith

There being no further business to come before the Board, the meeting was duly adjourned.

Jeffrey Buchanan, Recording Secretary

BALA FINANCIALS

Big Alum Lake Association Inc Profit Loss Statement January 1 through Aug 10, 2025

	Jan 1 - Dec 31, 24	Jan 1-Dec 31, 25	Jan 1- Aug 10, 25	Jan 1-Aug 10, 25
	Prior Year Actual	Budget	Actual	Per Centage +/-
ORDINARY INCOME				
4000 -Membership				
Dues Mailed	14,800.00	14,500.00	10,800.00	
Dues PayPal	496.02	0.00	3,097.72	
Total 4000 - Membership	15,296.02	14,500.00	13,897.72	95.85%
4010 -BALA Admin				
PayPal Membership Fee Income	15.34	0.00	15.58	
4020 -Rec Committee				
50/50	330.00	250.00	265.00	106.00%
Cash Drawer Deposit	50.00	0.00	50.00	
Gala Ticket Sales	5,225.00	6,000.00	5,045.00	84.08%
Total 4020 -Rec Committee	5,605.00	6,250.00	5,360.00	85.76%
4030 -Checking/Savings Int	33.22	30.00	19.65	65.50%
4035 -Short Term CD Interest	846.36	1,000.00	778.40	77.84%
Total Interest	879.58	1,030.00	798.05	77.84%
4060 -Fundraising				
Apparel	0.00	100.00	0.00	
Auction	7,495.00	3,500.00	5,765.00	164.71%
Cheer '25 Event	0.00	0.00	580.00	
Donation Keep Lake Clean	20,320.00	15,000.00	13,966.05	93.11%
Gala Donation	0.00	0.00	1,965.00	
Mystery Wine Table	880.00	800.00	860.00	107.50%
Tall Heights Concert	0.00	11,000.00	870.00	
Tall Heights T-Shirts	0.00	0.00	195.00	
Total 4060 -Fundraising	28,695.00	30,400.00	24,201.05	79.61%
4070 -Town of Sturbridge Betterment	2,917.00	11,000.00	11,668.00	106.07%
Total Ordinary Income	53,407.94	63,180.00	55,940.40	88.54%
Expense				
6000 -BALA Administration*				
McGrath Insurance	975.00	975.00	0.00	
US Postal Service	182.00	200.00	192.00	96.00%
Website Mgmt Fee	1,350.00	350.00	0.00	
Other Expenses	1,902.12	1,000.00	134.59	
Total 6000 -BALA Administration	4,409.12	2,525.00	326.59	12.93%
6020 -Boating	0.00	307.00	299.75	97.64%
6030 -Watershed Drainage Committee	1,012.50	2,000.00	0.00	
6040 -Lake Environment				
Porta Potty	1,154.37	1,500.00	646.24	
Post Treatment Mapping	0.00	2,500.00	0.00	97.64%
GEI Consultants	2,092.21	0.00	2,077.00	
Water Wetland Permit & Pre-Survey	0.00	0.00	2,285.00	
Weed Treatment	47,995.00	16,000.00	8,312.50	51.95%
Misc.	0.00	0.00	299.99	
Total 6040 -Lake Environment	51,241.58	20,000.00	13,620.73	68.10%
6060 -Fundraising				
Apparel	0.00	50.00	0.00	
Auction Items	585.59	0.00	230.24	
Tall Heights Concert	0.00	6,400.00	6,570.13	102.66%

	Jan 1 - Dec 31, 24	Jan 1-Dec 31, 25	Jan 1- Aug 10, 25	Jan 1-Aug 10, 25
Mystery Wine Table	357.55	400.00	382.33	95.58%
Misc.	0.00	0.00	0.00	
Total 6060 -Fundraising	943.14	6,850.00	7,182.70	104.86%
6080 -Rec Committee				
Withdrawal for Cash Drawer	50.00	0.00	50.00	
Rapscallion Kick-Off Yr Event	340.66	400.00	237.92	59.48%
Gala Event	6,008.75	7,300.00	4,994.70	68.42%
Book Share Materials	0.00	400.00	403.18	100.80%
TieUp and Other Activities	0.00	250.00	0.00	
Total 6080 -Rec Committee	6,399.41	8,350.00	5,685.80	68.09%
6090 -Membership				
Annual Membership Mailing	206.01	75.00	47.77	63.69%
Returned Check	100.00	0.00	0.00	
Supplies	45.05	150.00	0.00	
Total 6090 -Membership	351.06	225.00	47.77	21.23%
Total Expense	64,356.81	40,257.00	27,163.34	67.47%
Net Income	(10,948.87)	22,923.00	28,777.06	125.54%
Funds Transferred				
To/From Reserve	-10,948.87	22,923.00	28,777.06	
Net Funds Transferred	-10,948.87	22,923.00	28,777.06	

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08/10/25

Accrual Basis

Big Alum Lake Association Inc
Balance Sheet
As of August 10, 2025

	Aug 10, 25
ASSETS	
Current Assets	
Checking/Savings	
Big Alum Lake Association Inc	
4050 -Checking Acct 462	11,327.39
4055 -Savings Account 470	29,305.25
Certificate of Deposit 6 Month	15,438.46
Certificate of Deposit 9 Month	15,775.36
Total Big Alum Lake Association Inc	71,846.46
Total Checking/Savings	71,846.46
Total Current Assets	71,846.46
TOTAL ASSETS	71,846.46
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	43,069.40
Net Income	28,777.06
Total Equity	71,846.46
TOTAL LIABILITIES & EQUITY	71,846.46