

Benton Beach Corporation
Regular Board of Directors Meeting
August 16th, 2010

Present:
Joel E. Helander
Kate Fales
Todd Chemacki
Lynne S. Ott
Ellen B. Fales
Donna Chemacki
Marjorie B. Spalding (Honorary Member)

Absent:
Jennifer B. Ruiz
Carolyn B. Helander
Heather Collinson

Quorum: The meeting was called to order at 7:23pm with a quorum present at the home of Joel Helander, Vineyard Pt. Road.

Secretary's

Report: The minutes for the meeting held on July 12th, 2010 were read aloud. The following corrections were made: On page 5, under Agreement with Zabel's, the fence line should be changed to the fence *through the middle* of the Zabel's property. Lynne made a motion to accept the minutes as amended. Donna seconded the motion and it carried.

Treasurer's

Report: Ellen reported that there had been \$216.75 in income received for the period and \$234.24 in expenses. The opening balance on 07/12/2010 was \$1988.05 with a closing balance of \$1970.56 as of 08/16/2010. There are 5 out of 37 outstanding assessments. Lynne made a motion to accept the treasurer's report as presented. Donna seconded the motion and it carried. A copy of the report is enclosed.

Calendar

of Events: Please contact Kate (kate.fales@gmail.com or 401-932-5894) for event scheduling. Events scheduled include:

- Wednesday, September 22nd – Picnic/Campfire hosted by Sarah and Daniel Cabrera 5pm-9pm 10-15 ppl.
- Friday, September 24th – Ellen and Chip Fales to make beach repairs
- Saturday, September 25th-Sunday, September 26th Campout hosted by Justin Benton-Smith 3pm Saturday-3pm Sunday 12-13 ppl.

Mowing

Schedule: Lynne Ott is coordinating the mowing schedule this summer. People are still needed to mow in September and October.

September 10th: Todd Chemacki

September 17th: Ellen Fales

Thank you to all who have mowed so far this season. Please contact Lynne if you can help out.

Firewood: Ken and Joel chopped down the cherry tree from the side of the beach road on the Leary's property. Ken suggested that the wood be donated to the beach. He will cut it the next time he comes down and it will be brought to the beach. Ken also donated firewood from an elm tree in Aunt Marge's yard.

Technology:

Tim Chemacki is currently putting up content on the new website, bentonbeach.com. He is looking for anyone who understands web design, development, and hosting so that he can split up the maintenance responsibilities. If you are technologically savvy in this area please contact Tim or Kate to help out.

Newsletter: Please continue to send submissions at any time for future newsletters! Poems, articles, photographs, etc. are welcome. Any submissions should be sent to Tim Chemacki: (space.explorer@gmail.com).

Family

Picnic: The annual Benton Family Picnic went very well. There were about 50 people attending. The weather was great and the tables looked excellent.

Fireplace

Maintenance:

The board would like to continue to remind everyone about the proper usage and disposal of material from the fireplace. Ash **MUST BE** deposited behind the designated boat storage area, east of the eastern breakwater. Do not mix sand with ashes!! It creates a mess on the beach and in the fireplace. Do not extinguish fire with sand! Ellen did put up a sign on the back log behind the fireplace indicating where to dump the ash.

Fireplace

Update: Mike Schaefer will work on the new fireplace in September or October. The approximate specifications of the fireplace are as follows: 4.5 ft. wide by 3 ft. deep by 20 in. high.

Picnic

Tables: Ellen bought a new round picnic table for the beach. It is a little tall so Ellen will take an inch or so off of each of the legs. The benches from the old table will be used with the new table. It could be stained at the fall work day.

Cabana

Repair: There is interest in repairing the cabana umbrella. It is probably a two-step process to do this, first to assemble the bundles of the phragmites and then to put them up. There was discussion of combining the bundling of the phragmites with the fall work day.

Put the Beach

To Bed Day:

The fall work day will be on Saturday, October 16th, starting at 9:00am. Ellen will send out a notice. The board will bring refreshments. The canopy and dock need to be taken down. Some of the picnic tables need to be put away. The board also discussed spreading grass seed on some needed areas on and before Roger's Island. Ellen made a motion to authorize Joel to order up to \$250 worth of loam and grass seed for Roger's Island if the budget permits. Todd seconded it and it carried.

Outhouse

Maintenance:

The beach is a busy place in the summer. Therefore, hosts of events are responsible for the cleanliness of the outhouse both before and after an event. This includes cleaning the inside of the stall (cleaning supplies located on the shelf above the toilet seat). Also, if the sawdust pile under the seat is high, hosts should unlatch the back panel of the bin and use the wire rake located there to rake the pile towards the back of the bin.

Outhouse

Repairs: Ellen talked to Kathryn about the vents on the side of the outhouse that need to be cut. Ellen also talked to the designer of the outhouse

who said that they should be cut. Ellen will talk to Kathryn again about cutting the vents.

Agreement

With Zabel's:

The Zabel's attorney, Beatty, redrafted the agreement with the Zabel's for the fence line. Joel felt that it still wasn't clear and has not heard back from their attorney yet with a new draft. There was discussion about what will happen next year with the fence line and the cattle. It is possible that we will need a surveyor to stake the boundary line if the fence is to be moved.

Beach

Road:

Donna brought up leveling the beach road as there are a few spots that are low. There was also talk about raising the road but that would be a major project. The board will continue to watch this. Joel did pound down the boundary markers on the side of the road and pull out a few of the road ties.

Cattle

Update:

On Saturday, August 14th two cows got out of the meadow and onto the beach road. They were herded by Joel and the Fales' back through the bar way. The cows got out at a small length of fencing along the beach road that was loose and went underneath it. Later that day Ellen, Kate, Missy, and Andrew Fales went to repair this piece of the fence line with two new strands of barbed wire.

Next

Meeting:

The next meeting will be on Tuesday, October 12th, 2010 at 7:00pm **sharp** at the home of Joel Helander on Vineyard Pt. Rd. in Guilford.

Adjourn-

ment:

Ellen made a motion to adjourn the meeting as business was completed. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Kate Fales
Secretary, BBC

–Benton Beach Corporation–
Treasurer's Report
August 16, 2010

Income

Shareholder assessments received (6 shareholders).....	216.75
(5/37 shareholders still outstanding)	
TOTAL INCOME.....	\$ 216.75

Expenses

Ellen Fales, new round picnic table, Roger's Island.....	190.00
Kate Fales, postage, postcards plus minutes	44.24
<hr/>	
TOTAL EXPENSES.....	\$234.24

Recapitulation

Opening balance from 7/12/2010.....	\$ 1,988.05
Plus income (above).....	+ 216.75
	... \$2,204.80
Minus expenses (above).....	- 234.24
Closing balance in operating account (8/16/2010).....	\$1,970.56

Other Accounts

*Capital Account (as of 3/26/2010).....	\$18,870.16
Legal Account (as of 8/13/2010).....	\$ 4,785.50

*CD rolled over on March 29, 2010
New 1 year term at 0.9%

Respectfully submitted,

Ellen B. Fales, Treasurer