

**Belgrade Lakes Colony Association
252 Wildewood Estates
Rome, ME 04963**

Belgrade Lakes Colony Association (BLCA)
Annual Meeting 2022

To: The property owners in Belgrade Lakes Colony Association a.k.a. Wildewood Estates, in Rome, Kennebec County, Maine. You are hereby notified of a meeting at Rome Town Office, 8 Mercer Road, Rome, ME 04963, on Saturday June 25, 2022 at 10:00am, to act on the following articles for the maintenance of the common areas in Wildewood Estates for the twelve month period from July 1, 2022 to June 30, 2023. In accordance with the By-laws, Article VIII, Amendment 3, voting rights shall belong to owners of record who have paid their dues. If you would like to pay your dues in order to be able to vote at the annual meeting, payments must be received no later than June 16, 2022.

Article 1:

To see what rule of procedures the owners will choose to conduct the meeting and to select a moderator.

Article 2:

The acknowledgement and acceptance of the prior years minutes for the annual meeting held on June 26, 2021.

Article 3:

Provide update on the Salt Shed.

Article 4:

To hear the Treasurer's report for BLCA and to determine if the property owners will approve and accept the proposed budget and dues for July 1, 2022 to June 30, 2023.

Article 5:

To elect one open Director position to join the BLCA board to govern and manage the affairs of this association in accordance with the BLCA by-laws. There are currently 5 open director positions and one needs to be filled.

Article 6:

To obtain permission from the members to esthetically enhance the entrance to Wildewood Estates by:

1. Purchasing a 16 slot cluster mailbox to provide mailboxes to current residence and allow for future expansion.
2. Implement safer access to mailboxes by pushing back the mailboxes from entrance.
3. Improve the canopy to provide protection from the weather and additional space for children to wait safely for the bus.
4. Enhance the rock wall, flower bed and sign by painting sign post, fixing the rock wall, and adding drought tolerant plants.

Article 7:

To initiate a MasterPlan committee that will serve to build community betterment and influence positive growth and integrity within the community.

Article 8:

To vote on having a community potluck on a weekend in July or August.

Article 9:

To hear members concern and feedback.

*****We would like to to take this time to remind our members to keep dogs off the shared beach and to please pick up after your pets. Also, please remind your guest and service providers of the 15 MPH speed limit. We look forward to seeing you all at the annual meeting!*****

BLCA Budget FY2023			
Budget Item	FY22 (2021-2022) Budget	FY22 (2021-2022) Projected Actuals	FY23 (2022-2023) Proposed Budget

Operating Costs

Office Supplies	Postage	\$ 200.00	\$ -	\$ 200.00
	Misc Office Supplies	\$ 100.00	\$ 15.00	\$ 450.00
Book Keeping			\$ 300.00	\$ -
			\$ -	
Bank Expenses	Checks		\$ -	
	Bank Fee/Adjustment		\$ -	
			\$ -	
Fees	Secretary of State Filing	\$ 50.00	\$ 15.00	\$ 15.00
			\$ -	
			\$ -	
Insurance	Liability Insurance	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
	D&O Insurance	\$ 2,500.00	\$ 2,584.00	\$ 2,600.00
			\$ -	
Taxes	Town of Rome Taxes	\$ 300.00	\$ 559.18	\$ 300.00
			\$ -	
			\$ -	
Common Area Operations			\$ -	
	Mowing	\$ 450.00	\$ 330.00	\$ 300.00
	Snow Removal	\$ 200.00	\$ 175.00	\$ 200.00
	Porta Potty	\$ 350.00	\$ 375.00	\$ 375.00
	Dock Maintenance	\$ 200.00	\$ 200.00	\$ 200.00
	Dock Installation	\$ 800.00	\$ -	\$ -
			\$ -	
Misc	Annual Picnic		\$ -	\$ 200.00
	Web Site	\$ 96.00	\$ 114.00	\$ 114.00
	Tree Removal		\$ 500.00	
	Town Meeting Moderator		\$ 200.00	\$ 100.00
			\$ -	
			\$ -	
Subtotal Operating Costs		\$ 6,496.00	\$ 6,617.18	\$ 6,304.00

Capital Improvements

Front Entrance				
	Mail (Parcel) Box		\$ 337.35	
	Front Entrance (NTE)			\$ 6,000.00
Beach				
Boating				
Recreation				
	Salt Shed		\$ 5,933.44	
Subtotal Capital Expenditures		\$ 2,500.00	\$ 6,270.79	\$ 6,000.00
Total Expenditures		\$ 8,996.00	\$ 12,887.97	\$ 12,304.00

Balance Sheet			
	FY22 (2021-2022) Budget	FY22 (2021-2022) Projected Actuals	FY23 (2022-2023) Proposed Budget
Opening Balance	\$ 10,597.41	\$ 12,931.94	\$ 11,950.10
Total Expenditures	\$ 8,996.00	\$ 12,887.97	\$ 12,304.00
Revenues *	\$ 10,110.18	\$ 11,906.13	\$ 10,008.75
Net Income	\$ 1,114.18	\$ (981.84)	\$ (2,295.25)
Total Balance	\$ 11,711.59	\$ 11,950.10	\$ 9,654.85

* The BLCA Board recommends FY2023 dues to remain at \$75 to address ongoing capital improvements.