

Leech Lake Cottage Association Annual Meeting Minutes

Sunday June 30, 2019

11:00 AM

Lions Club Hall, 325 Fraserburg Rd. Bracebridge

1. The meeting was called to order at 11:22 am, delayed beyond 11:00 am anticipated start time due to the large number of cottagers registering their attendance and providing proxies if they were holding them. At 11:22 am a quorum of 48 was confirmed. Note that 45 is the number required to declare a quorum. Several cottagers continued to arrive after the quorum was confirmed.

Caroline Meek, President introduced the Executive Board. As Susan Baskin was away on vacation Judith Suraski acted as recorder for the meeting. Caroline introduced The Executive Board made up of:

President and Treasurer: Caroline Meek

Vice President: Blair Clark

Secretary: Susan Baskin

Road Advisory Committee Chair: Guy Pattison

2. There were no additions, or deletions to the Agenda. Guy Pattison seconded acceptance of the agenda prepared and distributed by Susan Baskin. The Agenda was accepted.
3. Minutes of the Annual Meeting of 2018 had been distributed in advance by email or by Canada Post along with the agenda, financial reports etc. No errors or omissions were noted.
Acceptance moved by G. Sparling 1003 Point Rd
Seconded by Damien O'Flaherty 1216 South Rd
Vote taken: Minutes of 2018 accepted.

4. Reports:

- a. President's Report

Caroline Meek presented the President's Report. Caroline introduced herself for those that may not know her. She is a cottage owner on the North Rd. In addition to the president's role she is also the acting Treasurer until a volunteer comes forward.

Last year was the end of a 4/5 year plan to upgrade the gravel on the entire road. This year has been about maintaining the road and looking at how we bring the lake back together to work together.

The last couple of years have created confusion for many people on the lake around the issue of road maintenance and who is taking care of what. The Leech Lake Cottage Association has been

focusing on creating clarity and bringing forward workable solutions so that all Leech Lake cottagers and residents will benefit and we can get back to having fun on the lake.

We have now finished the contracts we had to maintain the road and will discuss next steps once we move through the motions in this meeting.

Caroline advised that Jerry Cragg and Dean Buchinski from the North Road Group were in attendance to answer questions should anyone have any.

This year has been challenging only to have a few people on the executive. Caroline encouraged folks to come forward and join the executive. She expressed her gratitude to her Executive team and thanked Guy, Blair, and Susan for helping on our journey.

The plan is to complete the meeting not later than 12:30 to get folks back to their cottages to enjoy their time this weekend.

Caroline moved acceptance of her report.
Seconded by Diane O'Hara, 1023 North Rd
Vote taken: President's report accepted.

b. Guy Pattison- Road Report

Guy indicated that it had been a challenging winter and spring. A large part of his efforts have concentrated on filling pot holes. There was grading done in advance of the Canada Day holiday and a minor amount of materials was deposited toward the end of the South Rd. No plans have been finalized for next year. One of the culverts on the South Rd requires work, a temporary fix was done over the Easter weekend. It is hoped the work to be done will solve the problem of the culvert filling with stone, garbage, soil etc. making it inoperative. The North Rd was graded by the North Rd Group, no further road work by LLCA was required. As such none was carried out.

At least one more grading is planned for 2019, if required. For the remainder of 2019 we will continue with the Rock/Boulder removal and pot hole filling (as needed) on both the Point Rd and South Rd. Once this work is completed additional gravel will be supplied to the last branch of the South road (approx 400 meters). A road grading will also take place on the Point and South roads. The road grading will take place mid-September.

Lorne Rd is still a work in progress but was worked on by the Town in preparation for the Canada Day weekend. Guy will be contacting them to determine if a guardrail is to be installed as the work done has greatly raised the level of the road.

Guy moved acceptance of his report.
Seconded by Carl Henze, 1102 South

Discussion:

Larry Jacobs, 1013 Point Road asked if the Executive moved to snow clearing at 4 inches. Guy indicated that a change had not been made as evidenced by the invoices that indicated snow cleared at 6 inches depth. Larry stated that the roads had not been graded until November 2018

prior to last winter and he felt that the timing was too late, that the November grading serviced few people. He asked if there will be another grading this year. Guy responded stating that the timing of last November's grading was not optimal and that grading would never be done again after the leaves fall. This occurred last year due to a combination of factors, ie the grading was ordered much earlier than done but the operator went on vacation. Re further grading, another one is planned but will only be done if required, based on the condition of the road.

Karen Gorsline 1157 North Rd thanked Guy for his road reports especially during the spring floods.

Vote taken: Road report accepted.

c. Caroline Meek, Treasurer's Report

In addition to being the President Caroline also took on the role of Treasurer. In the past year no-one came forward expressing an interest in taking on the role. This position is an open one so if you are interested or know someone that is interested please let us know.

The Financial Report containing the figures had been distributed in advance by email or by Canada Post along with the agenda, and is appended to the Minutes.

Last year we ended the year with approx \$13,000 in reserves. \$10,000 is the emergency funds and the rest of the reserves are for Regatta, Fish Stocking etc.

Caroline indicated that a great deal of effort went into following up on dues payments with cottagers by email and telephone. At this point 85% of the South and Point Rd cottagers have paid dues but only 50% of the North Rd cottagers have paid dues to the LLCA. Some of the people on the North Rd actually paid dues to both the LLCA and the North Rd group.

This past winter the LLCA covered the cost of snow clearing on all roads. The contract with Muskoka Landscaping was still in effect and all the roads around the lake were done. In June 2019 grading was not done to the North Rd as it was not required and it did not make financial sense to do work not required.

Caroline indicated her willingness to take questions on the Treasurer's Report. The following was the discussion:

Don Livingstone 1014 Point Rd stated that no fish or regatta revenue shows up, the money didn't show up on the statement of operations. Caroline stated that it is correct that money was donated for fishing. Additionally, money was donated by Steve Ligeti who generously funded the regatta. What he is noting is the different way it is being reported. Money was donated.

Rick Moore 1246 South Rd would like a list of people who have paid dues distributed because it is difficult to know if you have paid and there are a large number of generic reminders sent out. Caroline stated that she is unsure if that can be done due to confidentiality issues. Caroline stated that she is not against sending those who have paid electronically a receipt. Please note

however that when payment is done electronically the bank sends confirmation of acceptance when that payment is accepted by the person to who you have emailed it.

Christine Jacobs 1013 Point Rd said that generic invoices were sent this year rather than the individualized invoices sent the preceding three years and this may have contributed to some of the confusion. Christine suggested several options: receipts be sent, notices be placed at the end of the individual driveway and that personalized invoices be sent via Quickbooks already purchased by the LLCA.

Caroline stated that a great deal of work and time went in to updating the Cottagers' database. Guy Pattison stated that now that the data base has been corrected and updated the next step will be to investigate the best tool to use to send out individualized invoices. Quickbooks is a complicated tool and further research needs to be done.

Caroline moved acceptance of the Treasurer's report and Financial documents.

Steve Ligeti 1286 South Rd seconded it.

Vote taken: Road report accepted.

d. Blair Clark- Stewardship Report (Chair of the Stewardship Committee position is vacant)

Blair reported some gradual decrease of the lake quality. He referred to the report produced by the students from Fleming College who do their practical work on site at the lake in the fall each year. Positively noted was the fact that there was no evidence of spiny water fleas. E. coli level was low 2-6 parts per million. Blair attributes this to the fact that Leech Lake supports an active septic pumping program with a consistent pumping company and that due to the high level of construction and renovation there are many new septic systems around the lake.

Partnership with Fleming College is to continue this fall. A suggestion made by the students was participation in Love Your Lake Program. Blair stated that there is real stress on the lake and if there were a working committee they could focus in on this issue. The Summary of Fleming College's 2018 Leech Lake Study is appended to these Minutes.

Blair moved acceptance of the Stewardship Report.

Rob Hoover 1200 South Rd seconded.

Discussion:

Larry Jacobs 1013 Point Rd, questioned the Executive if it is their intention to reinstate segregating 2% of the dues collected as per the Constitution for Stewardship expenses. History of this is that for the past 9 or 10 years 2% was set aside yearly to be spent by the Stewardship Committee but that it had been suspended for the last 3 years as there had been a surplus. Blair stated that despite not allocating 2 % formally the Executive Board supported Stewardship and remain committed to the Fleming Program. To date all costs including the cost of testing have been covered by the Association.

Christine Jacobs 1013 Point Rd. stated her concern that the dedicated 2% will disappear.

Larry Jacobs 1013 Point Rd stated that the lake lost its 5th loon in 30 years last year due to fishing hooks. He is requesting that cottagers stay away from the loons when trolling. Why promote the existence of the loons? The presence of loons prevents the appearance of geese who are much dirtier and increase the E. coli level in the lake.

Cell Tower

Please note that the Cell Tower discussion should have been raised under “Old Business”, as the discussion of the Cell Tower was documented in the 2018 Minutes. It was raised from the floor as part of the discussion of Stewardship Report.

Larry Jacobs, 1013 Point Rd. stated that in his opinion the work done fighting the Bell Cell Tower was a huge piece of Stewardship. It was opposed by illustrating that there was no business case to be made for its placement so close to Leech Lake. The plan by Bell to place a cell tower so close to the lake is not being pursued at this time.

Vote taken: Stewardship Report accepted.

e. Blair Clark- Regatta

Blair’s family has volunteered to run the regatta this year. Blair asked for volunteers in addition to his kids. He also asked for donations. If no donations come in, the funds will be taken from the general budget.

Steve Ligeti 1256 South Rd generously volunteered to donate \$300 to cover the food costs for the regatta.

5. New Business

a. Elections:

The following positions are vacant:

- Treasurer
- Road Committee Vice Chair
- Stewardship Committee Chair
- Stewardship Committee Vice chair

No nominations have been received for any of the positions, No nominations received from the floor during the meeting. The positions remain vacant.

b. Motions:

The motions were supplied to property owners by email or Canada Post and are appended to the Minutes. Please see the appended information for more detail.

#1. To give the Executive the mandate to negotiate with the North Rd. Group on both summer and winter maintenance of Lakeshore Drive North. (see attached Motion Information)

Blair Clark, 1054 South moved approval of Motion 1

Guy Pattison, 1098 South seconded.

Discussion:

Blair provided the explanation of the intended action that would be taken. He explained that the LLCA had billed the North Rd group for work done the previous 2 winters when the LLCA had a contract with Muskoka Landscapers to clear all the roads around the lake. Despite everything LLCA lived up to the contract and paid for the North Rd clearing.

The LLCA and the North Group have spoken, independent of each other, with Muskoka Landscapers re snow clearing. It is unsustainable financially to continue paying for work on the North Rd when fewer North Rd. cottagers are choosing to pay dues to LLCA.

Guy will continue to do call in for service in the winter for the South and Point Rds. The same level of clearing will continue ie at 6 inches of snow. Separate Invoicing for service will be done by Muskoka Landscaping. LLCA will only be invoiced for the Point and South Rds.

Christine Jacobs 1013 Point Rd. cautioned the Executive to be sure that the South and Point Rds are covered by a proper independent contract, so that if the North Rd Group is unable to pay for service the cost of their winter clearing does not get billed to the LLCA or become the responsibility of the LLCA.

Blair stated that no money would go out to the North Rd group until such time as all money previously billed to the North Rd group for the last two years is paid. It remains unpaid.

Vote taken: One dissenting No vote. Motion carried.

#2 That the Association adopts the following steps (*see attached Motion Information*) in an effort to end the divisiveness on Leech Lake.

Steve Ligeti – 1286 South Rd moved Motion #2

Larry Jacobs – 1013 Point Rd seconded.

Motion withdrawn as Motion 1 approved.

#2b This motion would amend Motion 2 stating should a binding vote be unobtainable confirming majority membership and support of a single LLCA for all cottage members this motion would define how LLCA would manage going forward as defined below. (*see attached Motion Information*)

Jeff Vachon -1274 South Rd moved Motion #2b

Greg Wolfe- 1064 South Rd seconded

Motion Withdrawn as Motion 1 approved.

#3. Whereas the cost of winter road management is increasing in cost by 5%, and the LLCA continues to bear the cost of insurance, membership in FOCA, and Lake Stewardship, be it resolved that the dues shall be raised to \$315 per year.

Hy Suraski- 1186 South Rd moved Motion 3
Shirley Rolin 1256 South Rd seconded

Vote taken, motion passed.

6. Adjournment
Meeting adjourned at 12:35 PM.

Respectfully submitted.
Judith Suraski, 1186 South Rd.