

Leech Lake Cottagers' Association

Annual Meeting 2021

MINUTES

1. Welcome and Introduction

The meeting was called to order at 8:06 pm on Wednesday, June 23 2021. A quorum was confirmed with the following overview of attendance and voting:

- 30 members attended the zoom meeting live
- 11 members voted live during the zoom meeting
- 36 members voted electronically before the meeting (19 also attended the zoom; 17 did not)
- Of the total 47 members who voted (live or electronically), 25 were from the South road, 2 were from the Point road, and 20 were from the North road.

Caroline Meek, President, introduced the Executive Board. The Executive Board is made up of:

- President and Treasurer: Caroline Meek
- Vice President and Stewardship Chair: Blair Clark
- Secretary: Susan Baskin
- Chair of the Road Advisory Committee: Guy Pattison

As Susan Baskin, Secretary, was the administrator for the Zoom meeting, Leslie Wood 1173 North acted as recorder for the meeting.

2. Approve Agenda

The membership received the agenda in advance of the meeting. There were no additions or deletions.

Motion: Approve and adopt the agenda

Robert McGill 1194 South - moved

Karen Gorsline 1157 North – seconded

The motion to approve and adopt the agenda was unanimously carried.

3. Review Minutes of Annual Meeting 2020

Minutes of the Annual Meeting of 2020 had been distributed to membership in advance of the meeting. Minor errors/omissions were brought to the attention of the Executive Board in advance of the meeting or during the zoom meeting.

- Laura Jones 1135 North – minutes say the road was in ‘the best shape ever’ – should say that those who provided road maintenance have done a great job

- Judith Suraski 1186 South – need to remove editorial direction regarding attaching the motions to the minutes

Motion: accept the minutes of 2020

Judith Suraski 1186 South - moved

Laura Jones 1135 North – seconded

The motion to accept the 2020 AM minutes was unanimously carried.

4. Reports

President's Report

Caroline Meek presented the President's Report.

- She thanked the executive -Susan, Blair, Guy – for all their hard work over a somewhat difficult three years. She noted that the small group of volunteers stretched hard to move the association forward.
- Caroline thanked Judith Suraski for being a trusted advisor.
- Caroline thanked Susan Baskin for her hard work putting together the AGM and also for figuring out Zoom, which we have found to be a great vehicle to bring members together.
- The LLCA has done very well in the last three years – membership has increased on the North road, while most on South and Point are already members
- Due to the real estate market there have been many sales this year – Susan and Guy have done a great job to get new people to join us - welcome to our new members
- We have a new welcome brochure thanks to Laura Jones who put it together – Guy has been delivering it and it is a great introductory piece to LLCA
- Our newsletters are better than ever – they have increased in quantity and carry a lot of valuable info – Susan and Guy do the heavy lifting on these emailed communication
- We are in the process of updating the bulletin board – it is another awareness piece that can help to positively tell our story
- Introduced zoom meetings – they work well – we had an update meeting in the fall that was well received and we intend to continue this format for bringing people together
- Continue to maintain the road all year long – big thanks to Guy – road is in great shape, we have received lots of good feedback about the road
- COVID has been a challenge – difficult to get the road work done, but projects we planned for last year should be able to go ahead this year

Motion: accept the President's Report.

Caroline Meek 1207 North - moved

Robert McGill 1194 South – seconded

The motion to accept the President's Report was unanimously carried.

Chair of Roads Report

Blair Clark reported on behalf of Guy Pattison who was experiencing technical difficulties

- First project will be resetting a number of culverts on the road - Rocks have moved up and pushed culverts up so there are 3 we need to fix. Road will have to be closed as culverts need to be dug right up and re-set. We will do these one at a time, and will likely do some in the fall to be less disruptive
- Will be adding gravel and trying to reduce steepness of some of the hills. The early parts of the road need more work as they get more traffic.
- Plan to do at least 2 gradings of the road this summer. Guy has done an amazing job on potholes and enabled us not to spend as much on grading, so we can do other things i.e. removing rocks, widening the road in places
- Drainage off the road is an issue in places and Guy has worked hard on this – going to be retrenching some places i.e. down the boat launch
- Guy continues removing small rocks, but some of the bigger ones need excavators – we will dig out some of these which will improve safety
- Working to widen road from boat launch over the blind hill to past 1011 North road
- Most of the work will be done by Robinson, who has done a good job for us in the past
- Big shout out to Guy who is always patrolling to keep the road cleaned up and safe
- We are in good financial shape – we now have close to 20K to do the major road work that we need to do. Thanks to Caroline for the good fiscal management

Motion: accept the Road Advisory Committee Report.

Blair Clark 1054 South - moved

Marianne Enns 1095 North – seconded

The motion to accept the Road Advisory Committee's Report was unanimously carried.

Treasurer's Report

Caroline Meek presented the Treasurer's Report.

- Financial report to Dec 31, 2020
- December maintenance seems low but it is a reporting issue as December costs were pushed through to January
- Road has been in really good shape that's why costs look low – we do have some projects to do this year around culverts etc.

Motion: accept the Treasurer's Report/2020 Financials.

Caroline Meek 1207 North - moved

Catherine Cabral 1250 South – seconded

The motion to accept the Treasurer's Report/2020 Financials was unanimously carried.

Stewardship Report

Blair Clark presented the 2020 Stewardship Report and Valerie McCoy, incoming Stewardship Chair, presented an overview of plans for 2021-2022.

- Blair hosted this year's Fleming College team to do their work analyzing lake health. Their work is well done and important. They produced a report which is available, and we hosted a Zoom meeting for the students to take members through the report and analysis
- Blair welcomes Valerie and is excited to see her plans
- Valerie: 2021 Stewardship plan has 3 pillars
 - Benthic monitoring – this important lake health work (sample collection) is limited to five volunteers this year due to COVID
 - Fleming College Students – the ecosystems management program (water chemistry, benthic monitoring and plankton) gives us long-term info about the health of our lake and gives us information to create strategies for environmental behaviour change
 - Community Engagement – T-shirt program to help build community and celebrate our lake – please send your feedback on using the name “Leech” on the T-shirts to leech.lake.stewardship.committee@gmail.com

Motion: accept the Stewardship Report.

Blair Clark 1054 South - moved

Al Greenwood 1068 South – seconded

The motion to accept the Stewardship Report was unanimously carried.

Communications Report

Susan Baskin presented the Communications Report.

- We have worked hard on our member database. It is up to date, except for new owners. We need to try and get all the new people listed.
- Six newsletters in the last year up from four– they were well received and really informative
- Communications is working to create a positive vibe on the lake – the feeling is that we have broken through difficult times and have a sunny, positive vibe that we want to build on
- Worked hard on sending out special bulletins when things happen and members need updates – power outages, floods etc.
- Susan thanked Leanne Gormley for setting up the LLCA Facebook page – in the next year we want it to be even more active and vibrant, building community and sharing news
- Noticeboard being refurbished by Guy Pattison and Todd Little – an awareness piece for LLCA
- Probably will be no regatta again this year due to COVID – hopefully next year

Motion: accept the Communications Report.

Susan Baskin 1038 South - moved

Ed Enns 1095 North – seconded

The motion to accept the Communications Report was unanimously carried.

5. Elections

The following is the slate of nominees submitted by the current LLCA Executive. There have been no additional nominees submitted by the LLCA membership. Therefore, there is no need for an election of officers at the Annual Meeting.

President: Susan Baskin 1038 South
Vice-President: Robert McGill 1194 South
Treasurer: Shelley Bumstead 1011 North
Secretary: Leslie Wood 1173 North
Chair of Roads: Guy Pattison 1098 South
Vice-Chair of Roads: Blair Clark 1054 South
Chair of Stewardship: Valerie McCoy 1037 North

Motion: accept the slate of nominees to the LLCA Executive.

Caroline Meek 1207 North - moved

Judith Suraski 1186 South – seconded

The motion to accept the slate of nominations to the LLCA Executive was unanimously carried.

6. Motions

Motion #1

That the LLCA executive be authorized to negotiate a new 3-year contract with Muskoka Landscapers, for winter plowing on all three roads.

Rationale: We previously had a three-year contract with Muskoka Landscapers that expired in April 2019. For the following two winters, due to the uncertainty around the North Road Maintenance Group, we negotiated one-year agreements for 2019/20 and 2020/21. However, we are now in a position to return to multi-year contracts, which is the preference of both the LLCA and Muskoka Landscapers.

Moved by Guy Pattison 1098 South, supported by the Executive Board

Seconded by Blair Clark 1054 South

Vote taken: 47 yes

Motion unanimously carried.

Motion #2

That the LLCA executive be authorized to negotiate a new 3-year contract with Robinson, for grading and maintenance on all three roads.

Rationale: As with Motion # 1, we previously had a three-year contract with Robinson Haulage for summer maintenance of all three LLCA roads. This contract specified fixed prices for equipment and materials, but the decisions as to what work is done on the roads remains with the Road Advisory

Committee and the LLCA Executive. The contract gives us specific pricing that then allows us to determine the approximate cost of any proposed work. Having a multi-year contract gives us cost certainty for the duration of the contract.

Moved by Guy Pattison 1098 South, supported by the Executive Board
Seconded by Blair Clark 1054 South
Vote taken: 46 yes
 1 no

Motion carried.

Motion #3

To amend our current constitution re Executive Positions: That the number of executive positions be reduced to seven from the current number of eight by removing the position of Vice-Chair of Stewardship from the LLCA Executive.

Rationale: When ONCA is finally implemented, it will have a much more streamlined and efficient structure for non-profit corporations, including generally smaller executive committees, so this moves us in that direction. We also feel that it is preferable to have an odd number of members on the executive to avoid tie votes.

Moved by Caroline Meek 1207 North, supported by the Executive Board
Seconded by Susan Baskin 1038 South
Vote taken: 46 yes
 1 no

Motion carried.

Motion #4

To remove the existing 'Policy and Purchasing Guidelines' of the LLCA from the constitution and to replace it with the following new 'LLCA Purchasing Principles and LLCA Purchasing Policies' as part of the LLCA Rules and Regulations.

Rationale: Under the incoming ONCA legislation, the constitution will be much simpler and less subject to change, whereas Rules and Regulations can easily be amended from time to time by the membership without having to report these changes to the government. We have also sought to maintain the intent of the previous 'Policy and Purchasing Guidelines' while making them a bit less restrictive, especially when it comes to smaller purchasing decisions by the executive.

Moved by Blair Clark 1054 South, supported by the Executive Board
Seconded by Guy Pattison 1098 South
Vote taken: 46 yes
1 abstention

Motion carried.

7. Wrap-Up and Adjournment

Outgoing President Caroline Meek shared that her three years as President/Treasurer have been a great journey. She sees a lot of passion on the lake, a lot of creative people, and emphasized that everyone wants to have a good time and get to know their neighbours. She is excited about the new executive, and urged members to do everything they can to support them.

The LLCA presented flowers to Caroline and thanked her for her positive attitude and tremendous hard work.

Blair Clark gave a message to new members on the lake: it takes some intentionality for us to foster community. Most of us will love to meet more of our neighbours. This takes more commitment than you might think, but it will be worth it in the long run.

Susan Baskin noted that Rob & Shelly Bishop, 1209 North are hosting a Canada Day concert on Saturday, July 3 and invite everyone to come in your boats!

Meeting adjourned at 9:02 PM.