

Leech Lake Cottagers' Association

Annual Meeting 2022

MINUTES

## 1. Welcome and Introduction

---

The meeting was called to order at 7:35pm on Wednesday, June 8 2022. A quorum was confirmed with the following overview of attendance and voting:

- 26 members attended the zoom meeting live
- 20 members voted electronically before the meeting (7 also attended the zoom; 13 did not)

Susan Baskin, President, introduced the Executive Board. The Executive Board is made up of:

- President: Susan Baskin
- Vice President: Robert McGill (unfortunately Robert McGill was unable to attend the meeting)
- Treasurer: Shelley Bumstead
- Co-Chairs of the Road Advisory Committee: Guy Pattison and Blair Clark
- Stewardship Chair: Valerie McCoy
- Secretary: Leslie Wood

Leslie Wood, Secretary, 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

Judith Suraski 1186 South - moved

Karen Towsley 1132 South – seconded

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

## 3. Review Minutes of Annual Meeting 2021

---

Minutes of the Annual Meeting of 2021 had been distributed to membership in advance of the meeting.

Motion: accept the minutes of 2020

Warren Nisbett 1024 South - moved

Miana Plesca 1085 North – seconded

The motion to accept the 2021 AM minutes was unanimously carried.

## 4. Reports

---

### President's Report

Susan Baskin presented the President's Report.

- Thank everyone for coming to the meeting
- A special thank you to the executive – the dream team LLCA executive
- The LLCA is in a fantastic place – membership has continued to grow, particularly on the North Road. We have put forward a strong message about one unified cottage association being the best thing for our lake – people have come together well
- The real estate market especially active, we have unprecedented turnover and prices – we are trying our best to meet the new owners and some are here tonight
- Guy and Leslie have done a great job of getting welcome packages out
- Our newsletters have been fantastic – packed full of information
- In the last year we refurbished our bulletin board – thanks to Todd Little and Guy Pattison for the rebuild
- Also last year we learned that LLCA was incorporated in 1984. Somehow this knowledge was lost over time. We have found the original letters patent and bylaws, but the official minute book unfortunately disappeared. A law firm in Bracebridge has helped us start a digital minute book. In Oct 2021 ONCA\* was finally proclaimed; it will be much easier for NFP organizations like ours to govern themselves – we have three years to fall into step with ONCA re bylaws, we will be working on this in 2022. \*ONCA—Ontario Not-For-Profit Corporations Act.
- In the fall of 2021 we learned the District of Muskoka was no longer going to provide bins for winter collection. We were upset with how we were treated, the complete lack of consultation. We did not succeed in keeping the bins, but some good things came out of the experience; we learned a lot about how local politics works, and we know who to call for what; 'Bingate' brought together the associations of Pine, Leech, Bigwind and McKay Lakes. Ultimately, the district did a decent job with the winter pick-up--it was well run and the service providers on the ground were very professional and courteous
- Issues that have come up over the year include boat wakes, boat safety, fireworks, cottage noise, road speeds, daytime burning, lights at night, garbage issues, and multiple ongoing issues with short term rentals.
- In 2021, short term rentals were an issue throughout Muskoka, and boating incidents were up 200% throughout the region. If you ever have concerns about issues report them to Bracebridge By-Law Enforcement and/or to the OPP.

Motion: accept the President's Report.

Shirley Rolin 1256 South - moved

Leslie Wood 1173 North – seconded

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

### Treasurer's Report

Shelley Bumstead presented the Treasurer's Report.

- 2021 saw an increase of \$3,421 in revenue – 10% increase over 2020
- Great part of the increase is North Road
- 22/29/39 members on North Rd (2020/2021/2022)
- Overall membership around the lake is up to 116 – only 15 properties are not members
- Leech Lake clothing produced net revenue of \$450
- Proceeds for fish fund/regatta were added to deferred revenue to be used another time
- Road improvement cost included more than 10K for storm damage; this and winter maintenance were 88% of costs – we took 6K from emergency fund to help with road costs
- Susan Baskin thanked Shelley for her thorough and careful work and there were many “thumbs up” for Shelley on the zoom

Motion: accept the Treasurer's Report/2021 Financials.

Chris Trevelyan 1089 North - moved

Karen Towsley 1132 South – seconded

The motion to accept the Treasurer's Report/2021 Financials was unanimously carried.

### Chair of Roads Report

Guy Pattison reported

- In 2021 we did considerable work keeping rain and snow melt off the road and into the ditches – we will continue this work in 2022 and will increase depth of ditches so they can contain more water. Also in 2021 we widened the beginning portion of the North road (North Road expansion project)
- In 2022 we have a number of projects in the plan:
  - Between 1087 and 1093 North there's a flat area that is a skating rink – we will dig trenching on one side of the road
  - Add gravel and grade North Rd
  - Fine-tune the work we did in 2021 at the beginning of the North Rd
  - Remove some rocks and trees to improve sitelines on Point Rd
  - Investigate/cost fixing the deteriorating pavement on the big, paved hill on the North Rd
- Susan Baskin thanked Guy and Blair and noted the wonderful comments in the zoom chat thanking the road team for all their efforts

Motion: accept the Road Advisory Committee Report.

Blair Clark 1054 South - moved

Don Wood 1173 North – seconded

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

## Stewardship Report

Valerie McCoy presented the stewardship and Fleming College state of the lake report

- Leech Lake has been doing lake stewardship for about 15 years
- 2021 recap – ‘Love Our Lake’ Shirt campaign; 14<sup>th</sup> Benthic Count; 11<sup>th</sup> Fleming Lake Survey

### 2021 State of the Lake Report – Fleming College project:

- Main findings from Fleming report – anyone can contact [leech.lake.stewardship.committee@gmail.com](mailto:leech.lake.stewardship.committee@gmail.com) for a copy of the full report
  - #1 finding – pH continues to trend down – this is concerning, and this is beyond individual property owner control – we dipped below 5.8 in 2021, 5 is the threshold set by government. The most effective thing we can do is to lobby governments to reduce emissions
  - E coli is increasing although still far below thresholds – Leech Lake is safe for recreational use but not to drink
  - Benthics indicate the water quality is getting better but this is an area that continuously requires owner actions
  - we have no spiny water fleas, we still need to watch for those
- Nutrients and relationship to lake health – see Val’s report –
  - We need to limit phosphorus/nitrogen nutrients that enter lake
  - Grasses/weeds in water protect water quality
  - Experts recommend keeping a natural shore to a buffer depth of 10 metres with an ideal depth of 30 metres
  - No longer acceptable: lawns, retaining walls, man-made beaches
  - Actions we can take now: LET IT GROW!!
    - Maintain buffer/riparian zone between land and water
    - Inspect septic regularly to ensure they function properly
    - If renting, ensure guest numbers are appropriate for septic system
    - Don’t use fertilizers, pesticides, cleaners with phosphorous
    - Stoop and scoop for pets and geese
- Cost of the Fleming project was \$1,204 – this a good investment, very low compared to road costs. Thanks to all the volunteers who contributed time, energy and resources.
- Chris Trevelyan will help with shoreline support activities; Chris introduced himself and noted that he wants to partner with other organizations to focus on action and things we can do
- Fleming plan for 2022 – project scope currently being defined – adding a shoreline assessment and submerged vegetation inventory to the previous project
- Stewardship plan for 2022 –
  - turtle education event May 14
  - New shirt campaign (July-Oct)
    - New designs for 2022 T-shirt campaign!
      - Give loons a break, watch your wake!
      - You bet your sweet bass I’m a treehugger
      - You otter be here

- Fleming (May-Dec)
  - Benthic Count (July 23)
  - Naturalization campaign is under development
- Susan Baskin thanked Valerie for her exceptional work on the stewardship portfolio – there were many “thumbs up” and “applause” emojis over zoom

Motion: accept the Stewardship Report.

Karen Towsley 1132 South - moved

Leslie Wood 1173 North– seconded

The motion to accept the Stewardship Report was unanimously carried.

### Communications Report

Leslie Wood 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 – they were well received and really informative. Thanks to everyone who made contributions
- Special bulletin emails were sent as things happen and members require updates. Sometimes we didn’t have adequate notice but we did our best
- Communications is working to create a positive vibe on the lake – the feeling is that we have
- This year we started a members-only private group on Facebook. As of today it has 97 members and there are 3 requests to join being processed. It is getting busier and people are sharing and asking questions. It’s off to a good start!
- In 2022 we will be working to find a home for our email lists in the cloud, and to create a basic website through FOCA (Federation of Ontario Cottagers’ Associations).
- Susan Baskin thanked Leslie for her excellent work on the communication portfolio.

Motion: accept the Communications Report.

Marianne Enns 1095 North - moved

Guy Pattison 1098 South– seconded

The motion to accept the Communications Report was unanimously carried.

### Governance Report

Robert McGill was unable to make it tonight, no governance report. Susan talked about governance in her President’s report.

## 5. Motions

---

### Motion #1

***That in accordance with ONCA (the Ontario Not-For-Profit Corporations Act proclaimed Oct. 19, 2021) which allows for incorporated associations\* with revenue under \$100,000 to dispense with the need for an annual audit or a review engagement if the members of the corporation pass an 'extraordinary resolution', the LLCA should pass an 'extraordinary resolution' that will allow the LLCA to dispense with conducting an annual audit or a review engagement of the association's finances.***

This is an extraordinary resolution which requires the approval of 80% of the members voting at the 2022 Annual Meeting.

Rationale for this motion:

From a revenue perspective, the LLCA is a small entity. Total revenue received from dues paying members in 2021 was approximately \$36,000. To date in 2022, approximately \$22,000 has been received from dues-paying members.

An audit or a review engagement must be conducted by a professional accountant. An annual audit/review of the LLCA's finances can cost up to \$1000 or more.

The LLCA's financial statements are always fully disclosed to our members at the Annual Meeting. Our treasurer and the Executive Committee are always happy to answer any questions about the expenditure of the group's funds.

Due to the foregoing, the LLCA Executive is of the opinion that spending a large proportion of the corporation's relatively small budget on an annual audit or review does not constitute a prudent expenditure of the association's funds.

\*Please note that the current LLCA executive has confirmed, through a law firm in Bracebridge, that the LLCA was incorporated in March 1982 as a 'not-for-profit' association, and as such is subject to the directives of the ONCA.

<p>Susan Baskin 1038 South - moved Kirsten Ainsworth-Vincze 1089 North – seconded No votes against  The motion was unanimously carried.</p>
---

## 6. Wrap-Up and Adjournment

---

- Susan – we are hoping to run our regatta this year – the Sunday of the long weekend in August
- Looking for volunteers for running games, barbecuing...

Motion to adjourn

George Gorseline 1157 North - moved

Don Wood 1173 North - seconded

Meeting adjourned at 9:16 pm.