

Leech Lake Cottage Association Annual Meeting Minutes

Thursday, September 10, 2020

7 pm

ON ZOOM

1. The meeting was called to order at 7:04 pm. A quorum was confirmed in combination of the members on zoom and those who had voted electronically. In addition 7 proxies were held by cottagers attending on zoom.

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, Judith Suraski 1186 South acted as recorder for the meeting.

2. Agenda: It had been previously circulated to membership in advance of the meeting. There were no additions or deletions to the agenda. The agenda was approved and adopted.
3. Minutes of the Annual Meeting of 2019 had been distributed to membership in advance of the meeting. No errors or omissions were brought to the attention of the Executive Board in advance of the meeting or during the zoom meeting. The Minutes of 2019 were accepted.
4. Reports:
 - a. President's Report

Caroline Meek presented the President's Report. Caroline indicated that this past year had been a difficult year. She is thankful to the many people who over the summer cooperated with the suggestion that they not bring up large numbers of visitors. Caroline explained that based on Public Health regulations the Executive was unable to schedule the Annual General

Meeting at the end of June. Seeing as the pandemic was not over in order to adhere to the Association constitution the decision was made to hold the meeting on zoom.

Over the past year many attempts at discussions were made with the North Road Maintenance group (NRMG)). However efforts were not successful. The North Road group was not interested in working cooperatively with the Executive Board. The NRMG group did not like the parameters requested of them, ie invoices, numbers of cottagers on the North Rd who paid dues to them etc. As such, with the likelihood of any success in working together being very low, the Executive Board has put forward a motion to rescind Motion 1 from the Minutes of 2019. It would allow the Association to resume full responsibility for maintaining Lakeshore Road North.

Caroline would like to bring to the attention of the membership that the present Executive is made up of 4 members many doing multiple roles. Their elected terms finish at the Annual General Meeting in 2021. Caroline could not stress enough how important it is for others in the cottage community to reach out to the Executive Board and join them. Please contact anyone on the Executive Board for more information.

Caroline noted that Guy Pattison, Chair of the Road Advisory Committee worked very hard this past year. His focus has been the South Road and Point Rd. She wants to thank him for his hard work as the status of the South Road can only be described as “awesome”.

Caroline moved acceptance of her report.

Seconded by Blair Clark, #1054 South

Vote taken: Acceptance unanimous, motion carried.

b. Chair of the Road Advisory Committee

Guy Pattison reported that since 2019 the focus of his work has been centered on restricting the movement of water over the road, rain and spring run-off. Last winter there was much less snow which resulted in a reduced number of call outs to Muskoka Landscapers for service. Over 45 rocks and boulders were pulled out of the South and Point roads to accommodate low vehicles. The goals for 2020 were to improve ditching, improve visibility and safety, take down brush and trees to increase visibility of oncoming vehicles, and to increase the width on the roads.

Upcoming work: more rocks and boulders will be removed, gravel will be supplemented as necessary, full road grading will be done, work will be done on the culvert near the Hunt Club road to redirect water into ditching.

The trail to Pine Lake on private property has been closed by the property owner; a chain has been put up to close it off. It is part of the Ontario Snowmobile Trail. The owner has blocked it off during non-snowmobile season but it will be open again during the winter.

FOCA conducts an annual road survey. Leech Lake participated for the last 2 years.

Lorne road near the stop sign displays a washboard effect, many exposed rocks on the road. Workers from Bracebridge will be coming out in the week following our meeting to inspect the road.

Guy is requesting that anyone renting their cottage discuss with their renters how garbage is treated on Leech Lake. Garbage has been found all over the road and/or the individual properties. Animals are tearing apart garbage bags.

A bottle drive was conducted in August during which volunteers collected returnable bottles from blue boxes on Mondays. \$617 was raised, along with cash donations from some people. Two charities, Big on Beagles and Interval House each received \$340 donations.

Guy moved acceptance of his report.

Seconded by Greg Wolfe, 1064 South.

Vote taken: Acceptance unanimous, motion carried.

c. Treasurer

Caroline Meek who is the President also took on the role of the Treasurer. Caroline stated that she does the books which includes collecting dues, writing cheques etc. Caroline assured that funds do exist for emergency road repairs. The Financials which were distributed by email prior to the meeting, were prepared by an accountant. They represent the final numbers as of December 31, 2019 our year-end.

Caroline moved acceptance of the Treasurer's Report/2019 Financials.

Seconded by Susan Baskin, 1038 South.

Vote taken: Acceptance unanimous, motion carried.

d. Stewardship Report

Blair Clark, VP has taken on the role of Chair of the Stewardship Committee in the absence of any other volunteer. Blair reported on the partnership with Fleming College which has existed for 13 or 14 years. Every September students from the College come out to provide an investigative role. Each year has a different focus and on which a report is provided to the Association. They have declared the lake to be quite healthy. Their reports have stressed that fertilizer is the worst thing any of us can do. Phosphorus leads to algae blooms.

It is interesting to note that the City of Toronto closes beaches at 100 parts per million ecoli. Our lake numbers are 6-8 parts per million which is suspected to be from wildlife.

There are several of new families on the lake. And as such it is a good opportunity to provide written information for all cottagers on managing stewardship and environmental issues.

Discussion:

Judith Suraski #1186 South suggested that the Fleming College students provide the results of their investigations to the community using a zoom meeting thereby increasing opportunity for cottagers to discuss the findings and ask questions.

Al Greenwood #1068 South, reminded that a renters' and owners' guideline was prepared in 2014 by Valerie McCoy, #1037 North designed to be provided to guests and renters. At that time every cottage was provided with a copy. Al suggested bringing it back for review and re-distribution.

Jill Greenwood #1068 South brought up 3 issues:

1. Soap ending up on their waterfront in dirty soapy water. No shampooing of hair or bathing in the lake should take place;
2. Too many yard lights being turned on during the evening and night. People should remember they that they don't have to light up the whole lake;
3. The issue of the wake generated by big boats and speed has risen again, leaving floating docks in turmoil. Those with large boats should look behind them to see the wake they generate.

Blair Clark #1054 South moved acceptance of his report.

Seconded by Debbie Burton, # 1236 South

Vote taken: Acceptance unanimous, motion carried.

Regatta

Unfortunately this past summer due to Covid 19 the Association was unable to host a regatta. Hopefully this activity will be able to return during the summer of 2021.

5. Elections:

The following positions are vacant:

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

No one came forward to offer to run for any of the above positions. They remain vacant.

6. New Business:

PLEASE REFER TO THE MOTION SHEET PREVIOUSLY SUPPLIED WHICH OUTLINED THE MOTIONS, AND THE RATIONALE FOR EACH MOTION. (Susan, please attach the Motion sheet to the Minutes when you send them out)

Motion #1

This motion rescinds the authority given to the executive to negotiate with NRMG according to 2019's Motion #1, and authorizes the LLCA to resume full responsibility for the maintenance of Lakeshore Dr North—but limits the spending for normal maintenance to not exceed 80% of all

funds collected from the North Rd members of the LLCA. (The remaining 20% is applied to the costs of lake stewardship, the regatta, FOCA membership, insurance and administrative costs of the LLCA). If the NRMG continues to do work on the North Road with their funds, the LLCA will make every effort to not waste money by duplicating their work.

Discussion:

Caroline explained that last winter a joint contract was agreed upon with Muskoka Landscapers. The cost was divided into two portions, 40% billed directly to the NRMG, 60% billed to the LLCA. The signatories to the contract were Caroline Meek, President LLCA and Jerry Cragg #1195 for the NRMG. Note that the NRMG was started by Jerry, no one voted him to an executive position. All bills received relating to the South Rd and Point Rd were paid by LLCA.

Motion 1 from 2019 did not work. The Executive was not willing to simply hand over funds to the NRMG without the proper documentation requested of them, and as such no transfer of funds was made. The Executive is now looking at writing one contract with Muskoka Landscapers, for the winter of 2020-2021, taking over winter maintenance of all 3 roads. A Fall grading is being planned including the North Rd. There is money available from the dues paid by members on the North Rd.

Greg Wolfe #1064 South opined that the Executive is propagating the problem, falling into Jerry Cragg's lap. Greg is not comfortable with them taking over management of all roads. Greg does not believe that Motion 1 will solve anything and that Jerry is laughing at them.

Caroline indicated that 52% of the cottagers on the North Road are members of the LLCA. She herself is a cottager on the North Rd. Based on discussions Caroline has had with others she believes that approximately 10% don't pay dues to anyone. North Rd cottagers have expressed that they are fed up, that Jerry is hard to deal with, and that he is relentless in approaching them and demanding they pay dues to the NRMG. They want one association. The Executive is not willing to abandon the LLCA members on the North Rd and that the Executive remains committed to one association. In November Caroline plans to call everyone on the North Rd. The Executive also remains committed to not spending money if it is not required. Work not required will not be done.

Don Woods #1173 North expressed frustration with Jerry Cragg.

Marianne Enns #1095 North believes that it is not possible to convince the rest of the cottagers on the North Rd to come back to LLCA. It might happen naturally because the NRMG does not get respect.

Susan Baskin #1038 South stated that Jerry Cragg moves in on new cottagers quickly. She is recommending that if anyone on the North Rd learns of a new cottager, try to speak to them to explain what is going on, and promote one Association.

Jeff Vachon #1274 South stated that he wants one association but if LLCA takes over maintenance of the North Road he questions what would be their incentive to become LLCA members?

Blair Clark #1054 South suggests approaching the Town of Bracebridge with the offer to lease the cottage roads for \$1 giving the LLCA authority to manage the roads. Jerry puts out newsletters which are full of misinformation and lies to which the Executive has responded. Caroline phones and visits members spending many hours doing so.

Karen Gorsline #1157 North stated that a very small group has created a huge stir. Hearing discussion on not being one association and just being discarded is distressing.

Laura Jones #1135 North agrees with Karen Gorsline, and that the actual North Road is in terrible shape, with Jerry doing its maintenance.

Matt Maher #1077 North, stated he is a new cottager having bought last summer. He found an envelope on his door put there by Jerry. Matt believes an information campaign by LLCA is needed, and that the campaign needs to be intensive. He also believes all cottagers need to be brought up to date on what is going on.

Ed Enns #1095 North suggested that notices should be distributed when work is done explaining how funds are being used and where the funds are coming from, ie the LLCA. When a cottage is listed for sale a letter should go to the listing real estate agent introducing the LLCA.

Al Greenwood #1068 South stated he dealt with Jerry Cragg when he (Al) was doing the blog. Jerry puts fear into everyone. The solution should be an information package going out to the North Road cottagers providing lots of information on ongoing activities being undertaken on their behalf.

Motion moved by Blair Clark, supported by the Executive Board

Seconded by Susan Baskin, #1038 South

Vote taken: 50 yes

3 no

Motion carried.

Motion #2

The constitution of the LLCA requires that we have 45 LLCA members to be present to gain a quorum. The quorum number was previously 25. This motion is to return the quorum number to 25, which presently represents approximately 25% of LLCA's membership.

Discussion:

Mianna Plesca # 1085 North encouraged the use of future zoom meetings. It was easy to attend this meeting, all went smoothly.

Motion moved by Caroline Meek, #1207North

Seconded by Judith Suraski #1186 South

Vote taken: 51 yes

1 no

1 abstention

Motion carried.

Motion #3

Last year the LLCA and NRMG jointly negotiated a 1 year contract with Muskoka Landscapers to provide winter plowing services on all three Leech Lake roads for Winter 2019/20. Due to multiple violations of the terms of Motion #1 by the NRMG in that process, the LLCA proposes to unilaterally enter into a contract with Muskoka Landscapers for winter maintenance of all three roads for the Winter of 2020/21. This contract is for one year. We anticipate adding additional North Road members in 2021 and if that is realized, then we anticipate being in a position to consider a three year contract with Muskoka Landscapers in 2021.

Discussion:

Greg Wolfe #1064 South questioned Caroline why can't the same strategy used last year re invoicing?

Caroline stated that the Executive no longer wishes to negotiate with the NRMG or go through what happened last year. Blair Clark stated that the NRMG feel they are a private business so they don't have to disclose any information. A question came up as to whether the contractor might walk away from the lake. Caroline indicated that the contractor is aware of the ongoing issues with the NRMG and that this did come up. However the best defence we have is Guy Pattison who does the call outs for service for all roads. Guy has an amazing working relationship with Muskoka Landscapers and they appreciate working with him.

Motion moved by Caroline Meek, #1207North, supported by the Executive Board

Seconded by Susan Baskin, #1038 South

Vote taken: 52 Yes

1 No

Motion carried.

7 Meeting adjourned at 8:53 PM.