

Leech Lake Cottagers' Association

Annual Meeting 2023

MINUTES

1. Welcome and Introduction

The meeting was called to order at 8:00pm on Wednesday, June 7 2023. A quorum was confirmed with the following overview of attendance and voting:

- 41 members voted on our Annual Meeting Motions
- 26 members voted electronically before the meeting; 15 members voted in person at the zoom meeting
- 36 members attended the Zoom meeting

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

- President: Susan Baskin
- Vice President: Robert McGill
- 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 was a change to add 20 minutes to reports section of the agenda.

Motion: Approve and adopt the agenda

Karen Towsley 1132 South– moved

Rob McGill 1194 South– seconded

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

3. Review Minutes of Annual Meeting 2022

Minutes of the Annual Meeting of 2022 had been distributed to membership in advance of the meeting.

Motion: accept the minutes of 2022

Marianne Enns 1095 North – moved

Rob McGill 1194 South – seconded

The motion to accept the 2022 AM minutes was unanimously carried.

4. Reports

President's Report

Susan Baskin presented the President's Report.

- Completed second year of three-year term
- Thanks to everyone who voted in advance
- Thanks to everyone who contributed to an excellent year at Leech Lake
- The LLCA is well managed:
 - We are financially sound and professionally managed by treasurer Shelley Bumstead;
 - We have a terrific level of membership (19 of 132 unpaid at this point) – this is a wonderful accomplishment. We've had a goal of being one united cottage community, started by Caroline Meek, now we are in great shape;
 - We have a great level of communication (newsletters are informative; special bulletins; Facebook Members Community Hub);
 - Our roads are well maintained by Guy Pattison and Blair Clark, they have done an outstanding job, they've been over the top at responding to emergencies at all times;
 - We have re-established the incorporated status of our association, we are well along in creating a new set of bylines according to new ONCA legislation – we have til 2024 to get this done;
 - We have an outstanding stewardship program – we can all learn more about what we need to do to sustain our lake for the future – Fleming College program; fish stocking;
 - Regatta 2022 was a great success – hoping to bring back boat races in 2023 but need volunteer support
- This year our focus will be on: stewardship, natural shoreline; lobbying town and district re work on Fraserburg Rd where it floods by the bridge, and on Lorne Rd; lobbying for more access to the lake to ensure human safety; finish up the bylaws; build capacity in membership to carry on leadership of the LLCA;
- Susan thanked the LLCA executive for everything they do – fortunate to have each of our volunteers, both on the exec and beyond

Motion: accept the President's Report.

Leslie Wood 1173 North– moved

Rob McGill 1194 South – seconded

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

Treasurer's Report

Shelley Bumstead presented the Treasurer's Report.

- Statement of operations – we had a deficit last year
- Roads make up 80% of expenses for the year
- Stewardship costs are second after roads – more than normal because Fleming costs increased
- \$2,452 was spent on fish stocking

- We need to scale back on the road projects, which we will be able to do because our big projects are mostly finished
- NRMG gave a cheque asking it to go toward fish stocking – we think this is the last from them
- Received 114 payments for this year (only 19 unpaid) – last year we were 91% paid, this year we're at 86% so far
- Bank balance at over \$37K right now
- We spent \$14,490 winter road maintenance Jan – March

Motion: accept the Treasurer's Report/2022 Financials.

Blair Clark 1054 South – moved

Karen Towsley 1132 South – seconded

The motion to accept the Treasurer's Report/2022 Financials was unanimously carried.

Chair of Roads Report

Guy Pattison reported

- Winter maintenance last year was extremely difficult – 42 inches of snow in December alone, 30% more snow than the year before
- Warmer weather in the spring meant more sanding than normal as well
- Biggest issue in wintertime is people and their driving – full timers have no problem, but weekenders have problems, mostly related to driving style, and probably not winter tires
- Considerable damage to the roads because of a quick melt in early spring – Davey Tree had a big truck go into our ditch
- 2023 Projects: Full road grading June 12-16; trimming on sides of road mid-July or Aug; opening up sightlines of roads and improving drainage of roads; north road paved section – looking to take out the asphalt, fix the base and put down gravel
- Boat launch access road – there are 2 orphaned docks/rafts there – can either cut those up and take to dump, or make a seating area
- Septic pump out program will happen again – currently 6 people signed up – if you want on the list please send an email to Guy or Blair
- Blair – we're fortunate to have some people with their own equipment – Lloyd Watson and Ian Stewart have tractors and have been very helpful, also others with ATVs etc – good level of help and participation from folks who have great equipment – want to express our gratitude to all those people
- Discussion:
 - Gail Coles 1087 – just had our driveway done with recycled asphalt, it's economical, is this something you would consider for North hill?
 - Guy – yes, it's economical and lots of cottage 3 associations use it, but we understand that there are some environmental concerns with this. Will investigate further

- Tom Bartlett – want to discuss safety vs speed – people seem very confident on the road and they are driving very quickly – is there a way we can look to mitigate speeding on our roads
 - Guy – mainly a problem on straightaways – thinking maybe we could relocate some rocks to the straightaways to make speed bumps in the road to slow people down
 - Agreed to continue discussions on this; there are worries that improved sightlines promote faster driving rather than more safety
- Derek Whitney 1124 South – can we communicate when things are happening
 - Guy – Leslie sends emails and does FB posts – we don't always get much notice from the suppliers/providers

Motion: accept the Road Advisory Committee Report.

Alan Greenwood 1068 – moved

Rob McGill – 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 reports

Stewardship Report

- Turtle education event with Turtle Guardians May 14 2022 – most important thing is they are custodians of our lake and they keep our lake clean
- New t-shirt designs were introduced
- Fleming project starts in June and goes to December – very significant undertaking
- Bug count was cancelled due to covid
- 2023 plans –
 - natural edge presentation June 14 re: healthy shorelines
 - Healthy Shorelines flyer delivery to all properties
 - Sat July 22 bug count and turtle education
 - We will be competing with other groups for a Fleming College team for 2023 state of the lake study – hopefully we'll get program again this year
- Fleming Report
 - Hardworking team of 5 students spent 3 days on the lake at the end of Sept 2022
 - pH is a concern due to downward trend, but we need to have much more information to better understand what is going on – Murray Hall bought a monitor and is doing ongoing monitoring – at any rate, we can't do anything about the pH, so we will focus on things we can have an impact on
 - Naturalizing shorelines is the place where we as individuals can have the biggest impact on the health of our lake
 - Note: stewardship/Fleming college presentation is attached to the minutes

Motion: accept the Stewardship Report.

Rob McGill 1194 South - moved

Judith Suraski – 1186 South – seconded

The motion to accept the Stewardship Report was unanimously carried.

Communications Report

Leslie Wood submitted the following Communications Report. It was not presented at the meeting.

- We continue to work hard on our lake database. It is up to date, except for any new owners. We need everyone's help to ensure we get any new owners into the database – ask them to contact me or send an email introduction. Just a note – the information in this database is private, and we would not share anything without getting your permission first.
- Six newsletters in the last year – according to feedback they were informative and well received. Thanks to everyone who made contributions. Always open to ideas for content.
- Special bulletin emails were sent as things happened that members need updates about. Sometimes we don't have adequate notice but we did our best
- Last year at this time our private FB Members Community Hub had 97 members. Today this has grown to 133 members. There is great participation and sharing – and we love the photos!
- Our general e-mailing list is now in the cloud, although it doesn't work very well when there are attachments. Something I will continue to work on this year – if any tek savvy person would like to help me, I'd be grateful!
- FOCA (Federation of Ontario Cottagers' Associations) is still delayed on us being able to get a two-page website up, we will continue to monitor and get this going when we are able to.

Governance Report

- The LLCA corporate documents now reside in an online dropbox so they are accessible in the cloud.
- ONCA legislation has been amended
 - we don't have to make an annual filing to the government
 - there is a pro-forma set of bylaws, we have taken that and are customizing it for our use – it is in progress

Motion: accept the Governance Report.

Guy Pattison 1098 South – moved

Judith Suraski 1186 South – seconded

The motion to accept the Governance Report was unanimously carried.

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.

Motion Rationale: From a revenue perspective, the LLCA is a small entity, with dues accounting for just under \$38K in 2022. An audit or a review engagement must be conducted by a professional accountant. An annual audit/review of the LLCA's finances can cost \$1000+.

The LLCA's financial statements are always fully disclosed to our members at the Annual Meeting. Our treasurer and the Executive Committee are 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.

Move to accept Motion #1.

Rob McGill 1194 South - moved

Leslie Wood 1173 North – seconded

26 electronic votes in favour

15 in person votes in favour

The motion was unanimously carried.

Motion #2

That the 2024 dues for the Leech Lake Cottagers' Association be set at \$350, compared to the 2023 rate of \$315. If paid by March 31st, 2024 there will be a discount of \$25 for a total of \$325. For the early payers, this represents an increase of just 3%.

Motion Rationale: Dues were last raised in 2020, and inflation has surged, increasing costs and significantly impacting our ability to continue to maintain our roads, stock the lake with fish and protect the health of our lake. Because we begin incurring costs at the beginning of the year, we are proposing to implement an early payment discount of \$25.00 to assist with our cash flow.

In our informal survey of dues levels at other small lakes in the region, we are definitely one of the lowest. We get excellent value for the small amount of our dues.

Move to accept Motion #2.

Blair Clark 1054 South - moved

Rob McGill 1194 South – seconded

26 electronic votes in favour

15 in person votes in favour

The motion was unanimously carried.

6. Wrap-Up

Tom Bartlett – we should consider just setting an earlier date for dues to be paid, rather than having a discount.

Al Greenwood – on the second point of access to Leech Lake, need to talk about disaster and the substantial loss of life associated with fires – if they won't do another access point, they need to put fire barriers in place

Judith Suraski – asks Rob McGill if he would diarize with photos what he's doing to his shoreline – Rob says that's his plan so watch newsletters and Facebook

Valerie McCoy – a reminder to everyone to join the June 14th zoom workshop on Natural Shorelines

7. Adjournment

Motion to adjourn:

Al Greenwood 1068 South - moved

Rob McGill 1194 South - seconded

Motion passed unanimously. Meeting adjourned at 9:50 pm.