

Leech Lake Cottagers' Association  
Annual Meeting 2024  
MINUTES - DRAFT

**1. Welcome and Introduction**

The meeting was called to order at 8:03 pm on Wednesday, June 12 2024. A quorum was confirmed.

**Overview of attendance and voting:**

- 42 members voted on our Annual Meeting Motions
- 17 members voted electronically before the meeting; 8 members who were on Zoom also voted electronically
- 33 members attended the Zoom meeting

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 (absent)
  - Shirley Rolin acted as recorder for the meeting

**2. Approval of Agenda**

The membership received the agenda in advance of the meeting.

Changes to the Agenda:

- President's Report will be at the end of the Executive's Reports

Motion: Approve and adopt the agenda

Moved: Karen Towsley #1132 South

Seconded: Rob McGill #1194 North

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

**3. Review Minutes of Annual Meeting 2023**

Minutes of the Annual Meeting of 2023 had been distributed to membership in advance of the meeting.

No errors or omissions were noted.

Motion: Accept minutes of the 2023 Annual Meeting

Moved: Marianne Enns #1095 North

Seconded: Judith Suraski #1186 South

The motion to accept the 2023 AM minutes was unanimously carried.

## 4. Reports

### **Treasurer's Report**

Shelley Bumstead presented the Treasurer's Report. All members received a copy of the financial information in advance of the meeting.

#### **Statement of Operations:**

- Base membership revenue saw a small increase over 2022 of \$472.00. Overall including the optional funds, membership revenue increased by only \$20 over 2022. This explains why we raised the dues a small amount. We should see an increase in revenue for 2024 due to the small increase in membership dues providing we keep our membership base.
- On a positive note, we ended the year with a surplus of \$3761.00 after having 2 consecutive years at a deficit. Hopefully this trend will continue and allow us to put funds into an emergency fund.
- To date in 2024, total membership sits at 107 (down by 6 compared to this time last year).
- Many members took advantage of the \$25 early payment discount offered in January. Overall this was a successful initiative to keep our bank balance healthy for the winter months.
- Winter 2023-24 snow removal costs were down due to warm weather which helped to keep costs down for the overall season. There was no invoice for the entire month of March (due to warm weather), however, is not reflected in these statements and will be reflected in 2024 costs.

#### **Expenses for 2023: \$37,483.00**

Winter Road Maintenance: 49.3% of total expenses

Summer Road Improvement: 36.2% of total expenses

Combined is 85.5% of total spending. Most of funds go to road maintenance.

Lake Stewardship 6.4% of total expenses

Insurance 4.2% of total expenses

Admin/Office 2.1% of total expenses

Regatta 1.7% of total expenses

There was no Fish Stocking in 2023 but this will occur again in 2024.

Motion: To accept the Treasurer's Report/2023 Financials

Moved: Chris Trevelyan #1089 North

Seconded: Blair Clark #1054 South

The motion to accept the Treasurer's Report/2023 Financials was unanimously carried.

## **Road Report**

Guy Pattison presented the Road Report.

The roads this year were a little worse for wear due to warm/cold months over the winter, which was all manageable and fixable. There was half the amount of snow compared to winter 2022. Winter maintenance costs had gone down due to a lack of snow.

### **Projects:**

- Grading that was to take place this weekend will occur in mid/late July due to a grader out of service and an operator with health issues.
- Looking at road edge brush clearing in August 2024. At this time looking for a contractor to complete this work.
- Winter Snow Clearing: The service provider we have used for the past 6-7 years, Muskoka Landsacapers, will not be doing snow clearing next winter due to the increase in liability insurance costs. We have a list of 14 providers to research to clear the roads for this winter.
- Road work: Setting up a culvert and widening the road on the north side between #1109 and #1107 in mid-late July.
- Fish stocking: costs have gone up. Typically we put in \$500 every two years towards fish stocking. This year we will be spending \$250. The company we have used for the last 7-8 years has retired. Looking for a provider for fish stocking in late September or early October 2024
- Septic Cleaning: There are 3 provider options that are being considered. Guy will send out a note when a provider is confirmed.
- Guy has requested that when mowing the lawn, please mow the shoulders of your property lines as it improves esthetics, reduces weeds and opens up the road for visibility.
- Thank you to Lloyd Watson for tractor work and Don Hill for sanding on North road.
- Blair Clarke #1054 expressed appreciation to Guy and volunteers for road assistance and the beautiful gardens at the junction.

Motion: to accept the Road Report

Moved: Rob Mc Gill #1194 South

Seconded: Cathy Watson #1191 North

The motion to accept the Road Report was unanimously carried.

## **Stewardship Report**

Valerie McCoy presented the Stewardship and Fleming College State of the Lake Reports

### **Projects in 2023:**

- Natural Edge Presentation June 14 2023 on movement for renaturalization
- 15th Annual Bug Count July 22, 2023 with Turtle Talk -great event for all ages
- Stewardship Table @ Regatta

- Natural Edge Site Visits Sept -October 2023 providing education and planting plans for individual cottagers at no cost
- Natural Edge Planting Plans-late fall
- Fleming College on-site Sept 23-24 2023
- Fleming College Project Power Point Presentation: The Fleming Project is a long-term project that has been on our lake since 2010. They are doing a state of the lake study looking for trends in changes in the lake ie water chemistry, zoo plankton, benthics and temperature changes. Costs for the Fleming College Project is purely for the water quality testing (\$1294) and student's mileage costs (\$244). Students are volunteers. Since 2010 students have been hosted by community members in kind. This year food, lodging, gas for boat and mentoring was provided by the Hall family. A brochure was created by the students. The Executive is discussing how to distribute the brochure.
- Unfortunately, Fleming College has discontinued this program. Grateful to Fleming College for the years that they worked on our lake and we are better as a community for it.

#### **Lake Health Trends:**

- Phosphorous: consistent
- Dissolved oxygen: good and consistent with where it should be
- Lake is considered to be a Mesotrophic Lake: no change in at least 50 years
- Ph trends: Can be an issue due to acid rain and granite lake bottoms. Ph readings have been documented since 2007 and we will continue to take readings. Ph readings are "fine".
- Alkalinity and Calcium Levels have remained stable. No calcium deficiency
- All other levels ie average turbidity, conductivity, total dissolved solids, and nitrogen averages have remained stable with no significant changes.
- Reviewed invasive spiny water fleas: No problem now and no significant change over time
- Naturalized shorelines education required

#### **2024 Plans:**

Natural Edge Planting in June and July

Bug Count: Sunday July 21, 2024- Volunteers needed

Stewardship Table @ the Regatta- Volunteers needed

Possible Lake Partner Program Testing -Volunteers needed

Possible Muskoka Watershed Algae Monitoring- Volunteers needed

Motion: to accept the Stewardship Report

Moved: Shelley Bumstead #1011 North

Seconded: Warren Nisbet – #1024 South

The motion to accept the Stewardship Report was unanimously carried.

## **Communications Report**

Leslie Wood is unable to be here tonight. Report was read by Susan Baskin.

- We continue to work hard on the lake database to include new cottage owners. Information in database is private.
- This past season there were 6 newsletters. According to feedback, they were very informative and well received. Leslie is always open to ideas for content.
- The Private Facebook members community hub is 146 members strong now up from 133 last year.
- Leech Lake has launched its own website: Leechlakecottagersassociation.ca. It is a work in progress. It is meant to be a repository of information including Newsletters, stewardship resources, minutes and photos. Open to suggestions for other things to be included. Huge thank you to Rebecca Waters #1076 South who helped with the website.

### **Urls:**

- Private Members Facebook Group: To join, search the group Leech Lake Cottagers Association Members Community Hub on Facebook and request to join.
- LLCA Website: <https://leechlakecottagersassociation.ca/>
- Leech Lake on FOCA website: [Https://foca.on.ca/leech-lake-cottagers-association/](https://foca.on.ca/leech-lake-cottagers-association/)

Motion: to accept the Communication Report

Moved: Don Wood #1173 North

Seconded: Ed Enns #1095 North

The motion to accept the Communication Report was unanimously carried.

## **Governance Report**

Rob McGill presented the Governance Report.

- Legislation coming into effect that governs Not-for-Profit Corporations. To keep in compliance with the legislation, bylaws must be passed and completed by October 24, 2024. Bylaws are rules on how the association conducts business.
- The bylaws are the 2 motions on the agenda requiring a formal vote.

Motion: to accept Governance Report

Moved: Blair Clarke #1054 South

Seconded: Maria Muraca #1064 South

The motion to accept the Governance Report was unanimously carried.

## **President's Report:**

Susan Baskin presented the President's Report

- Many positive things happening on the lake. This was not the case a few years ago. We used to have a lot of strife and difficulty on the lake, but not anymore. The last year has been smooth going and a happy year.
- Our association is well managed and is financially sound. We have a terrific level of membership (20 or so properties who are not members at this point). We send Newsletters to everyone but some people won't pay dues.
- Newsletters are informative and helpful. The Facebook hub is active and effective and we now have a presence on FOCA. We also now have our own website.
- Roads are maintained in all 4 seasons. We have a wonderful group of volunteers who work with Blair and Guy and volunteer their time and equipment.
- Our goal of being one united cottage community has been realized. The conflict with the North Road Management Group ended. All is cordial and friendly.
- We have reestablished the incorporated status of our association. We have a new set of bylaws that Rob McGill has formulated in accordance with the province's new ONCA legislation. Being an incorporated entity is important particularly for insurance reasons.
- We have an outstanding stewardship program. It provides us with excellent program information including Benthic count, education on turtles and the Fleming College Program which unfortunately has ended. We will be stocking the lake with fish this year.
- The 2023 Regatta was a great success and is a great place to get involved.
- On the whole, we have relatively few problems on the lake. Having a unified community and excellent communication makes a huge difference. These are the real positives.
- However, there are also some frustrations: The biggest source of frustration is dealing with the Town of Bracebridge and the District of Muskoka. District Representatives and Councillors say that communication is difficult with people working in the district office.
- Projects drag on and on including the delayed work at the bridge on Fraserburg Road where there is flooding and the long overdue roadwork on Fraserburg Road.
- Speaking with Rick Maloney, Mayor, regarding the issue that there is no secondary road outside of Fraserburg Road. This can be an unsafe situation in the event of a forest fire. This has been discussed at the district office for the past 15 years and has never come to fruition. Speaking with elected officials is time consuming and very frustrating.
- Green Bins distributed to property owners are not conducive for cottage use as they attract bears and do not fit in all metal containers. Trying to deal with the town and district regarding this issue has been very difficult.
- Susan has decided to step down. She has served as Secretary for 3 years and then served as President for 3 years. It is time for someone else to take the reins. There are 6 incredible people on the Executive. They have all agreed to stay on for another year to oversee the affairs of the association. It is time for new people to serve the association. Susan is ready to serve as Past President.

- Bylaws allow to find for a person and be installed as president. Urging members to step up.
- Susan thanked the hardworking volunteer Executive for an excellent year. Our community is very fortunate to have an executive and volunteers who have contributed so much to our lake. Susan will continue to support the Executive from behind the scenes.
- Blair Clarke #1054 thanked Susan for all her hard work over the years

Move: to accept the President's Report

Motion: Rob McGill #1194 South

Seconded : Blair Clarke #1054 South

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

## 5. Motions

### **Motion #1**

#1. That in accordance with the new ONCA (Ontario Not-For-Profit Corporations Act) legislation, which states that associations with less than \$500 000 of income may forego a full financial audit, the LLCA will pass an extraordinary resolution that allows us to forego a financial audit and review for the past calendar year.

Motion Rationale: This motion will allow the LLCA to forego a costly audit. This motion must be approved each year at the Annual Meeting. This motion was presented and passed unanimously at the last AM.

Motion: to accept Motion #1:

Moved: Rob McGill #1194 South

Seconded: Chris Trevelyan #1089 North

The motion was unanimously carried.

### **Motion #2**

#2. In accordance with the amended ONCA (Ontario Not-For-Profit Corporations Act), it is moved that the LLCA adopt as its organizational by- law the draft prepared by the LLCA V.P. Robert McGill that has been provided to members in advance of the Annual General Meeting.

Rationale: This motion will allow the LLCA to meet the provincial requirements as set out by the amended ONCA.

Move: to accept Motion #2

Moved: Warren Nisbet #1024 South

Seconded: Blair Clarke #1054 South

The motion was unanimously carried.

## **6. Elections**

No elections as of now.

## **7. Other Business**

- Ann Marie Blinco (not present): very concerned that she saw a sign around our lake regarding spraying for mosquitoes. She believes it is detrimental to our environment, kills good insects and wanted to share with the community her concerns.

Conversation regarding educating people that mosquito spraying can destroy the health of our lake and environment. The Road Committee is trying to limit places of standing water that is fostering mosquito larva ie culverts

- Ed Enns: reminding community members regarding safe boating practices including life jackets, open alcohol, lighting at dusk/dawn and watching your wake. OPP are on the lake occasionally.
- Guy Pattison: Advised members that 24 Canada Geese were on the lake in the morning and then took off 30 minutes later. There are 2 loons on the lake with unknown genders and also a family of turkeys.

## **8. Adjournment**

Motion: to adjourn the meeting

Moved: Warren Nisbet #1024 South

Seconded: Guy Pattison #1098 South

Motion passed unanimously. Meeting adjourned at 9:25 pm.