

SUGGESTED AGENDA

PSLL GENERAL MEETING, April 7, 1987

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1. Approval of Agenda
2. Minutes, General Meeting of Aug. 31, 1986
3. Report of Executive Committee
4. Treasurer's report
5. Beach
6. Security
7. Roads
8. Garbage
9. FACOVAL
10. Dues
11. Nominations
12. Newsletter
13. Gatehouse
14. Other Business.
15. Adjournment.

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PROPERTY OWNERS ASSOCIATION

PERKINS SUR LE LAC, P.Q.

GENERAL MEETING: 7:30 PM, 7 APRIL, 1987, THE RA CENTER, RIVERSIDE DRIVE,
OTTAWA

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PRESENT: Bill Totten, Chairman, Pierette Simard, Treasurer, Douglas Waugh,
Secretary. Attendance - 65.

CHAIRMAN'S REMARKS: The chairman welcomed those attending. He stated that this meeting was informational, for the exchange of views between the membership and the Executive Committee. The June General Meeting is the Annual Meeting at which officers will be elected and a budget approved. He introduced other members of the Executive and invited members to make themselves known to their lake representatives.

He drew attention to the recent Newsletter, emphasizing the viewpoint expressed in "THE DOMAINE, A PERSONAL VIEW" as one that would be shared by most members. He said the Association's Executive devoted it's efforts to serving the interests of the membership and was dependent on individual members to bring to its attention matters they considered important.

1. AGENDA: was approved as circulated. A time limit of 2 1/2 hours was agreed to.
2. Minutes of General Meeting, 31 Aug. 1986 were read by the Secretary and **APPROVED ON MOTION.**
3. Report of Executive Committee: The Secretary reported that the Executive Committee had been unusually busy during the winter, having held five meetings. An ad hoc sub-committee had reviewed the Association's treasury and pronounced it in good order. A donation to the Boy Scouts of Quebec in memory of the late Mr. W. McNicol, a former President of the Association.

A brief has been sent from the Association to CRO, the president of FACOVAL and to the mayor, protesting a proposal to outlaw septic disposal by holding tanks.

Much of the Executive's energies had been devoted to a decision to sell the Gatehouse to its present occupant, Mr. Emile Beaudry. With Mr. Rochon acting as Interim President, he and the Secretary, with the legal assistance of Mr. Alban Garon the sale is now on the brink of completion, awaiting only the appropriate lapse of time for Perkins-sur-le-Lac Inc. to take up or decline its option of First Refusal. The sale is expected to be completed by mid-April.

The Executive Committee accepted with regret the resignation of Mr. Luc Couture. He was replaced as representative of Lac Rheume by Mr. Alban Garon.

The Executive also considered a proposal that Lac Barnes be restocked with

rainbow trout.

Each lake representative has been provided with a nominal role list of cottage owners on his/her lake and during the spring and summer will conduct a membership blitz.

On MOTION DULY MADE AND SECONDED THE REPORT AND ACTIONS OF THE EXECUTIVE COMMITTEE WERE APPROVED.

4. TREASURER'S REPORT: Mme. Simard reported that the Association's bank balance was \$1,269.07 and expenses to date are \$1,205.48. ON MOTION DULY MADE AND SECONDED THE TREASURER'S REPORT WAS ACCEPTED.

Mme. Simard reported that thus far in 1987 only 14 cottage owners and eight property owners of a potential 324 had paid their dues.

It was suggested that non-members be charged \$5.00 if they wish to continue to receive the newsletter.

In subsequent discussion it was noted that with the sale of the Gatehouse the Association's financial situation would be improved to the extent of an additional capital amount of \$7,500. This, coupled with the cessation of annual maintainance expenditures of just under \$2,000 results in a greatly improved financial situation.

5. BEACH: Mme. Garon reported that the Association had delayed spending money on improvements to the Beach after learning that the Beach does not belong to the Association. She had been unable to reach Mr. Gregoire to clarify the situation. Some members were opposed to the Association once again becoming a property owner. Concern was expressed that if the Association did nothing the beach could deteriorate into a noisy public place used mainly by visitors to the Domaine. Others would like the beach to be a public beach for the use of members only. The chairman cautioned that the greater the use made of the beach by the Association the greater would be the difficulty of disproving our liability. It was agreed that the Executive committee would review the Association's total liability situation, and report to the June General Meeting.

Mr. Mondor emphasized the importance of protecting swimmers using the beach from boaters & water skiers.

6. SECURITY: In response to the chairman's question only one member reported two break-ins during the past winter. It was noted that one professional thief had been caught. Automatic indoor and outdoor lights were suggested as protection for unoccupied cottages. It was also suggested that curtains be kept drawn. Various alarm systems were also discussed.
7. FACOVAL Mme. Garon told the members that FACOVAL is the federation of all property owners associations of Val des Monts, whose president, Mr. St. Pierre was in attendance. Mr. St. Pierre noted that a second form of theft was the reduction of owners rights by government (COR) action - changing regulations concerning septic systems, zoning regulations etc. that impact on insurance, capacity to rebuild after a fire, or to recover insurance. He warned the Association to maintain vigilance on the municipal government and the CRO to ensure that regulations did not get changed without our know-

Information can be obtained from Mr Bourret, Quebec Dept. of Energy & Lands, 770-3487.

13. ROADS: As usual there were various view on the question of the Asociation's responsibility for road maintainance. It was noted that Association funds had been used in the past for road improvements but that thus far no clear policy had been developed. Mr. Boyce reminded the meeting that some time ago there was an understanding that for those lakes not served by municipal roads whose residents wanted tp upgrade to municipal status, the Association would help with road improvements to bring such roads to municipal standards.

NR 907

told the meeting that garbage collection has been completely erratic and unpredictable through the winter. Collections have been made on every day of the week except Sunday and Tuesday (the "official" day for garbage collection). Many members expressed extreme indignation over this erratic collection whereby animal depredation of garbage became inevitable. The Secretary was directed to write a strong complaint to the Municipality, and also asking that the date for major collection be set for a time convenient to cottagers. He is also to press for Monday collection as a convenience to cottagers.

15. ADJOURNMENT: There being no further business the meeting adjourned at 9:50

ledge. He noted that cottagers constitute 70% of the taxpayers in the municipality.

He noted that twelve lakes, involving 20 lots will be affected by the "Loi de trois chaines".

He advised that there would be a meeting with the municipality on April 14th and that there will be public hearings in St. Pierre de Wakefield at 7:00 PM on April 24th and another in Perkins in the new school on April 27th. He hoped that officials of the Association would attend the meeting on the 14th and that as many cottagers as possible would attend the meetings on the 24th & 27th.

8. NEWSLETTER: The secretary reported that he was always on the lookout for items for the Newsletter and he invited members to bring to his attention items they felt would be of general interest. He agreed that the information concerning FACOVAL was of the highest priority.
9. WATER QUALITY/FISH: Mr. Redmond wanted to know what assistance might be available from the Association or other sources for the stocking of Lac Barnes with trout. He noted that several years ago the lake had been stocked with rainbow trout but that the fish had been so small they were able to migrate out of the lake via the creek at the south end. He would like to see the lake stocked with larger fish and he and others would be willing to help meet the costs. The larger fish would be less likely to migrate and would be able to resist predation by other species. The secretary **AGREED** to meet with Mr. Redmond for further discussions on this and to report back to the membership.

Water quality surveys are to undertaken during 1987.

10. ASSOCIATION DUES: In view of the changed financial situation of the Association the chairman asked whether members wished to express view concerning the current level of dues at \$50 per cottage. It was generally agreed that fees should remain at \$50. Fees should be sent to Mme Simard, Lot 313, Perkins sur le Lac, Perkins, Quebec, JOX 2R0. The Executive will bring forward a budget at the June meeting.
11. JUNE/JULY MEETING: On show of hands it was **AGREED** that the next General Meeting (the Annual Meeting) would be held in late June or early July at a time other than the July long week end, when many people have guests.
12. "THREE CHAIN LAW": Mr. Garon reported that a recent Supreme Court Decision had confirmed that the Crown (i.e. the province of Quebec) owned a strip of land of about 198 feet from the water, on non-navigable waterways. This applies to land registered between 1884 and 1919. He gave it as his opinion that Lacs Rheume and Battle were navigable and therefore outside the law. He noted that even relatively tiny bodies of water were navigable by canoe. The secretary reported that he had been advised that all properties in Range 12 of Lac Barnes were registered in 1881, and are thus also immune.

It was Mr. Garon's opinion that even where the province owns their land there was probably little to worry about. Provincial officials are now looking into the matter and a position is likely to be declared soon.

Douglas Waugh

183 Marlborough Ave.
Ottawa, Ontario, K1N 8E3
(613) 234-4157

9 April, 1987

M. Lucien Landry, Maire
Municipalité de Val-des-Monts
Val-des-Monts, Québec

Dear Mr. Mayor,

It is a pity you were unable to stay at the meeting of the Property Owners Association of Perkins-sur-le-lac on Tuesday, April 7th, 1987.

If you had you would have been given an earful of angry complaints about the deplorable state of garbage collection that has existed in the Domaine of Perkins-sur-le-lac for the past twelve months or more.

Spokesmen for the more than three hundred property owners that are represented by our association have directed me to tell you in the strongest possible terms of their annoyance and frustration with garbage handling. In specific terms our complaints are:

- Garbage collection ALMOST NEVER takes place on Tuesday - the day that City Hall spokesmen tell us is collection day. This means that garbage placed at the roadway on Tuesdays ends up being torn up and dispersed by stray dogs or wild animals before the truck eventually arrives, one, two, three or four days late.
- The date of the annual large garbage pickup, when cottagers are able to dispose of major items, is one of the best kept secrets in the municipality. Even now, close to mid-April we are unable to find out when the major pickup will be so that we can cooperate with the authorities by preparing for it. We urge you to ensure that this date be made known as soon as possible and that it be at a time convenient to cottagers - i.e. sometime between late June and early September, NOT, as in the past, in May, when many cottagers have not yet opened their places for the summer.
- We have asked in the past that the garbage collection day be moved from Tuesday to Monday and we repeat that request now. As you know, most cottagers use their properties on week-ends and should be able to put out their garbage Sunday evening or Monday morning for early pickup. If it has to wait another day, depredation by animals is certain to occur. This renders the Domaine both unsightly and unhealthy. Since garbage collection is only on one day per week, why can't that day be Monday, rather than Tuesday, or any other day of the week?

Mr. Mayor, I urge you to give this matter your immediate attention. I remind you that approximately 70% of your tax base comes from the owners of recreational properties, and the rising anger

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of this important group is rapidly reaching the point where can be galvanized into political action.

We look forward your early response telling us of the action you intend taking to remedy this deplorable situation.

Your truly,

Douglas Waugh, M.D.
Secretary,
Property Owners Association,
Perkins-sur-le-lac.

MEMO TO: _____

Location: _____

OR

FILE If memo to file, please complete following:

Phone Call

Office Call

Outside Visit

Time _____ M.

Who: _____

FROM: _____

Location: _____

SUBJECT: _____

A Attendance PSLL Gen. Meeting
7 April 1987

Name. Address La Ke

Mark + Mirae Goldberg - 2127 Casey Ave Glenc. Ont. K1J 6E7 - Barnes Lake

Doug + Sheila Waugh 183 Marlborough K1M 8G3 BARNES

Billy Ann Totten 2192 Luian Cresc K1H 6S6 Ottawa Barnes

Dianney Dicaire 527 Prince Albert LAC CHEVREUIL

Milan + Emma GREGOR 54 CANFIELD RD NEPEAN K2H5S9 Lac Rhéaume

RICK DOMOKOS 305 FIRST AVE OTTAWA BATTLE LAKE

John + Virginia 74 Valley Ridge Nepean

Michael + Alison Moulton 29 Dexter Dr, Nepean Lac Rhéaume

JOAN & JACK KENNEY, 10 PHILLIP DR., NEPEAN, LAC BATAILLE

DAVID HODGKIN 405 THIRD AVE, OTTAWA B376 Lac Rhéaume

ALTHEA FRASER 787 HAMLET RD, OTTAWA Lac Rhéaume

Sylvie + Daniel Mondor RR#2 Box 122 Perkins Lac Bataille

Doree Jean + M. Kenna, 621 La Verendrye Dr Gloucester, Lac Rhéaume

Ted Taylor 2791 Flansbury Dr Ottawa K1V 9S9, L0T77 Barnes

Ruth Leivitas 1967 Castlewood Ave. Ottawa K2A 2Z6 Lac Rhéaume

Michael + Dorothy Walsh 52 Sun Lane - Allamby Lac Bataille

PAM + PAUL STRIGNER, 31 SEGUIN ST., GLOUCESTER, K1J 6P2 LAC BARNE

St. Pierre, Wilson's Learning CP235 Que President's Council

Annette Moisan 16-2053 Jasmine Cres. Gloucester K1J 7W2 Lac Bataille

Raymond Jason 2406-1785 Riverside Dr, Ottawa, K1G 5T7 Lac Rhéaume

Thérèse Poirer 1159 Chimney Hill Way, Gloucester, K1J 8Z9 - Lac Rhéaume

GIL BOYCE 49 FRONT ST, FINCH, ONT K0C1K0 RHEAUME

Helen + Simon Veilleux 030 Lac Rhéaume

OFFICE MEMO

Date _____

Policy No. _____

Claim No. _____

MEMO TO: _____

Location: _____

OR
 FILE If memo to file, please complete following:

 Phone Call

 Office Call

 Outside Visit

Time _____ M.

Who: _____

FROM: _____

Location: _____

SUBJECT: _____

GLEN & PAT WITTUR	20 PARKFIELD CR NEPEAN K2G0R8	RHEAUME
Edne White	99 Country Lane, Kanata, Ont. K2L 1S4	Deer
LORNA & WILFRED CHRISTIE,	2234 LILAC LANE OTTAWA K1H6H7	BARNES
HAROLD GODDING	753 FAIRDALE AVE. OTTAWA	BARNES
BETTY & "HANK" HANSEN	Box 369 METCALFE ONT K0A2P0	BARNES
DANIEL (MAURICE) PROULX	2390 WILHAVEN DR. CUMBERLAND ONT.	RHEAUME
Don Harris	23 Bentworth Cr., Nepean	Barnes
LARRY SURCH	133 MARLBOROUGH AVE, OTTAWA	BATAILLE
CLAUDETTE COURTOUX	416 ST-MARC GATINEAU	BATAILLE
H. Kozlowski	39 Bedford Cr Ottawa	Rheaume
MARC + DENISE GERMAIN	1878 FAIRMEADOW CR OTTAWA	BATAILLE
Bernard & Janine Rochon	122, Fontaine, Hull	Bataille.
Odette Surch	133 Marlborough, Ottawa	Bataille
Len Kowalik	28 Meadowbank Dr, Nepean	Barnes
P. MONCION	75 GLENCAIRN AVE, OTTAWA K1S1M5	RHEAUME
GORDON + ANNE FLEMING	2055 ALTA VISTA DR OTTAWA.	BARNES.
ARNIE & CAROL REDMOND	35-BRODEUR CR. KANATA	BARNES
MARCEL LACASSE	32 CARLOTTA VANIER	BATAILLE
Lynnda & Roman Dassi	18 Redonda Cr. Nepean	Deer.

PROPERTY OWNERS ASSOCIATION/ASSOCIATION DES PROPRIETAIRES

PERKINS-SUR-LE-LAC

ANNUAL GENERAL MEETING: 10:00 A.M., 9 August, 1987, The Beach, Lac Bataille, Quebec.

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PRESENT: Raymonde Garon, President; Pierette Simard, Treasurer; Douglas Waugh, Secretary; and about fifty members.

members to the agenda that had been distributed in advance. To this she added Treasurer's report and Budget, and under "Other business", Election of Officers.

2. Adoption of Agenda: With the changes noted above, the agenda was adopted.

3. Minutes of General Meeting, April 7, 1987: The Secretary noted that the minutes of the Spring General Meeting had been distributed by mail to all who had signed the attendance sheet for that meeting. Accordingly, it was **DULY MOVED AND SECONDED THAT: THE MINUTES OF THE APRIL 7, 1987 BE APPROVED AS CIRCULATED. PASSED**, without dissent.

4. Business Arising: Sale of the Gatehouse: The Secretary advised the meeting that following the April 7th General Meeting the sale of the gatehouse property to Mr. Emile Beaudry had been finalized according to the terms announced at that meeting. Monies from the sale have now been deposited in the Association's treasury.

5. Financial Report: The Treasurer's report is:

Revenue:

On hand at start of year	\$735.06
Fees	3,944.00
Proceeds from gatehouse sale	7,500.00
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TOTAL	\$12,179.06

Expenses:

Secretary	\$408.92	
Hydro-Quebec	550.12	
R.A. Center	119.68	
Fees, FACOVAL	25.00	
FAPEL Meeting (2)	459.80	
Fees, 1987	40.00	
FAPEL Registration	110.00	
Taxes	266.19	
North Rheaume Road	500.00	
Barnes Road	500.00	
	=====	
	\$2,979.71	\$2,979.71
		=====

Excess of Revenue over Expenditures

#9,199.35

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BUDGET FOR 1987-88

The Treasurer projected Revenue at #4,640 and Expenditures at #3,495.

ON MOTION DULY MADE AND SECONDED The Financial Report and Budget were **APPROVED**

6. Municipality Representatives: Mayor Landry did not appear but Councillor Andre Gagnon was introduced to the meeting and said he would be pleased to answer questions. The President invited him to tell the meeting of the Municipality's plans for garbage collection within the Domaine. Mr. Gagnon agreed that GARBAGE COLLECTION has been unsatisfactory this year, largely due to problems with the current contractor, but also in part due to failure of residents to deposit garbage properly. He agreed that the number and size of garbage boxes was insufficient but said that more are on the way. He noted that a notice regarding collection of large garbage had appeared in the Ottawa newspapers. The animated discussion that followed clearly reflected the serious concerns of the Association membership. Mr. Gagnon said that garbage collection on private roads had been abandoned because roads are too narrow for the contractor's truck. He advised the meeting of the meeting of Municipal Council next Monday, to which residents could go and make their feelings known.

One member suggested that the Association should request an investigation of the way in which Council is awarding and managing the garbage collection contract. Mr. Gagnon was advised that the Association would be presenting Council with a petition for improved garbage collection. Another member noted that pressure applied by individuals as well as by the Association could be effective.

Mr. Gagnon then spoke on **ROADS**. He noted that under the municipality's contract with the road workers employees were free to take holidays at the time of peak need and to otherwise impede efforts to maintain roads. He told the meeting that during the present summer the Macgregor Lake road was being upgraded as a scenic route, thus diverting many of the workers and machinery. At the same time, withing a couple of weeks work will begin on a project to "stabilize" Blackburn Road. Stabilization should yield a good surface with a life expectancy of five years. Ditches will be deeper and culverts will be dug out.

The President told Mr. Gagnon that the Association has just allocated \$500 to each of the Lac Barnes and North Rheaume road committees to be added to moneys collected from the respective residents for improvements to their roads.

7. Lac Bataille Beach: The president told the meeting that the Executive Committee had looked into the ownership status of the Bataille Beach and learned that it does not belong to the

Association. Accordingly it has been decided that the Association will drop its liability insurance coverage relative to the beach.

8. Environment: This year the municipality has undertaken bacterial studies of Lac Bataille and Lac Rheaume. The studies are not yet complete and results, when they are available will be published in the Newsletter. The Executive Committee will ask to have Lac Barnes done next year. Bataille and Rheaume waters are considered excellent for recreational use although drinking is not advised.

9. Other Business: Mr. Boyce asked the assembled members to indicate their desires for association activities on their behalf. Dr. Waugh is looking into the availability of fish for stocking lakes.

There was lengthy discussion of the **Barnes Beach Property**. One member wondered if Perkins-sur-le-Lac Inc. might be willing to the Association maintaining the beach for use by Association members. Maintaining the fence and limiting access would tend to inhibit use of the lake by the general public who are not property owners.

It was **DULY MOVED AND SECONDED THAT** PSLI Inc. be asked to keep the beach fenced off, subject to the Association not thereby being made liable for injuries or damages. Mr. Garon felt that it would be unreasonable to restrict use of the beach to members of the Association, to the exclusion of other non-member property owners. He was also concerned with the matter of policing the use of the beach. Mr. Vincent thought we should just ask for permission to erect a sign saying **PRIVATE**. This was **AGREED**.

After lengthy further discussion the original motion was put and was **LOST**.

10. Election of Officers: The president noted that nominations were needed for the positions of President, Vice-president and for a new representative from Lac Barnes to replace Bill Totten who has sold his property. Mr. Hal Godding was accepted as the new representative from Lac Barnes. Mr. Rochon was named as Vice-President with special responsibility for relationships with the Municipality. Mr. Boyce declined nomination to the presidency, saying that, in his view the president should be bilingual. Mr. Luc Couture was then nominated and also declined on the basis of heavy commitments elsewhere. After some further discussion **Mr. Daniel Parent**, a permanent resident on Lac Bataille accepted appointment as president.

11. Adjournment: After accepting the chair Mr. Parent called the motion for adjournment at 11:55 AM.

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14 Charlotte
Hull, P.Q.
587 155

Hull, le 24 novembre 1987.

Association de propriétaire
de Perkins sur le Lac
183 Ave. Marlborough
Ottawa, Ontario
K1N 8G3

a/s M. Douglas Waugh

Monsieur,

Tout récemment, messieurs Guy Audette, Roger Messier et Michel Audette faisaient l'acquisition de la Cie Perkins sur le Lac Inc. Par la présente, nous voulions souligner ce fait et d'offrir notre collaboration à votre exécutif, et à tous vos membres.

Connaissant la réputation enviée de votre association, nous nous empresserons d'appuyer toute campagne qui aurait pour but, d'améliorer la qualité de vie, de protéger l'environnement et de faire en sorte que l'habitat naturel de la faune et la flore de notre belle région soient respectées.

Vous aurez l'occasion de voir apparaître sur la propriété, des enseignes qui porteront le logo de trois feuilles de chêne ayant en sous titre "Le Domaine Du Chêne Rouge" (Red Oak Estate). Nous disposerons les dites enseignes de façon aussi discrète que possible.

Veillez croire cher monsieur, en notre bonne foi et nous vous prions d'accepter nos salutations distinguées.

Bien à vous,

m.a./f.a



Guy Audette (671-2124)
Roger Messier (663-9978)
Michel Audette (776-1838)

31 Aug., 1987
Memo to: Daniel Parent
Re: PSLL Documents

Daniel...

Here are copies of a few recent documents that will help give you some background on the activities of our property owners association during the past year. Also enclosed is a copy of our "Constitution" (it reads more like by-laws to me, but, no matter).

Also enclosed is a list of the members of the Executive Committee, updated according to the elections of the Aug. 9, 1987 Annual General Meeting.

I have loads of other documents but I see no need to burden you with the entire file - particularly since it is in a pretty chaotic state.

The minutes of the August 9th meeting do not need to be read out or distributed until the next Annual meeting, some time in the summer of 1988. I will ask Larry Surch to make a translation of them so they can be distributed in both languages at that time.

I see no pressing need for a meeting of the Executive Committee, although we probably should have one sometime before Christmas to develop a position on the various items that arise from the Aug. 9th meeting.

If you have questions or suggestions, or if I can be of any help, please call me at (613) 234-4157.

I am looking forward to working with you.

Friends,

As a Councillor for Electoral District 2, I would like to inform the people of Val-des-Monts. His Honour the Mayor pronounced on November 9 but only put forth in writing on the evening of November 16 his Annual Report.

We were surprised by his unexpected plans in the 1988 Budget to build a new city hall in the St. Pierre Sector.

We of the South Sector (Perkins) have tried to understand the reasoning, the need and the cost of this project which was never brought forward for discussion since Mr. Landry's inauguration in 1986.

Since 1976 we have tried different ways to build a new city hall. For example:

We purchased two lots, did studies and prepared architectural plans. The people contested the project by using the loan by-laws against us.

There is also the 1984 Referendum, held November 27-28, which at the time we believed would end this issue once and for all.

In 1984 we also purchased the current City Hall at a cost of \$90,000 and renovated it during 1986-87.

In concluding, we oppose this project. I personally feel that the Mayor and the Councillors of the North Sector (St. Pierre) are proceeding against the power of the majority to achieve their aims.

None among them have a moral right to go against the 1984 Referendum.

In addition, the time and money spent must stop immediately.

Because of their actions, I demand the North Sector representatives to publicly declare the reasons which drive them to promote such an expenditure.

I thank you.



André Gagnon
Councillor
Electoral District 2

PROPERTY OWNERS ASSOCIATION/ASSOCIATION DES PROPRIETAIRES

ANNUAL GENERAL MEETING

LOCATION: THE BEACH, BATTLE LAKE

TIME & DATE: 10:00 AM AUGUST 9, 1987

(In case of rain, same time, August 16, 1987)

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AGENDA

1. Approval of Agenda
2. Minutes of General Meeting of April 7, 1987
3. Business Arising
 - Sale of the Gatehouse *D.W. R.G.*
4. PSSL/Municipality relations: Mayor Landry and Councillor Gagnon have been invited to attend and will be asked to address the meeting. *④ Finance & Budget*
5. Garbage
6. Roads: Report of the Executive Committee *Mayor, Engineer*
7. Environment: Report of Executive Committee *Sept 87*
8. Battle Lake Beach
9. Other Business *Electricity & Office*
10. Adjournment *Pres. V.S. Sec. Treas.*

NOTE: THE MAJOR GARBAGE PICKUP WILL TAKE PLACE ON WEDNESDAY, JULY 22nd, 1987

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PSLL Property Owners Association
 Annual General Meeting - Attendance
 9 August 1987

Name	Address	Lake
PAUL STRIGNER	131 SEQUIN ST	LAKE BARNES
PAM STRIGNER	GLoucester ONT K1J 6P2	LOT 79
D.C. HODGKIN	405 THIRD AVE, OTTAWA K1S 2K6	LAC RHEAUME B376
Eveline & Dan Harrison	2906 Marcel St., Ottawa K1V 8H7	Lac Bataille B37
Cliff Sadding		Barnes Lake.
Liz Levitan	1967 Castewood Ave. OH K2A 2Z6	Lac Rheume

Présences à la réunion annuelle du 10 août 187
 attendance at annual meeting of August 10th / 87

Nome / Name	Adresse / address	Lac / Lake
DENNIS PEDERSON	102 MIDVALE DR RR3 CARP, ONT	BARNES #51
W. CHRISTIE	2234 LILAC LANE - OTTAWA ONT.	✓ 52
Doug & Sheila WAUGH	183 Marlborough Ave OTTAWA	Barnes, ¹⁵⁰ 475
Raymond & Allen GARON	2406-1785 RIVERSIDE N. OTTAWA.	Rheum - 321
Pierrette Simard	lot 313 - Perkins	Perkins Rheum 313
ALBAN GARON	lot 321 Perkins	Perkins Rheum 313
Gwen HAZEW	1440 BEECHAMPTON ST. APT. 2 1440 BEECHAMPTON ST. APT. 2 OTTAWA	BATAILLE
L. PETERS	64 FAIRMONT AVE OTTAWA K1P 1K5	✓ 181
J.A. ROY	530 LAURIER AVE. W. APT 405 OTTAWA K1R 7T1	✓ 171
Gabrielle Landriault	505 ST. LAURENT #2101 OTTAWA K1K 3X4	✓ 126
Jean Pierre Landriault	même	✓ 126
Mrs Mrs R Bagné	511 Beechey St Gatineau J8P 5W7	Battle 1120
Mr. Daniel Parent	133 Primrose Ave - Ottawa, Ont K1R 6H4	Bataille 114-115B
GILLES E.R. TREMBLAY	15 DESROSIERS GATINEAU, Que' J8P2H2	Bataille B114.
LYTTE TREMBLAY	15 DESROSIERS GATINEAU, Que' J8P2H2	BATAILLE B114
L. KOWALIK	28 Meadowbank Dr, Nepean, Ont. K2G 0N9	Lac Barnes
MARC & DENISE GERMAIN	1878 FAIRMEADOW CR OTTAWA K1H 7B9	Bataille
THERESE PAIEMENT	1159 CHIMNEY HILL WAY, GLOUCESTER, ONT, K1J 8Z9	RHEUMIC
SHEILA WAUGH	183 Marlborough, Ottawa	BARNES.
Jean-Louis & Françoise Allard	1642 ave Kilborn, Ottawa K1H 8L8	(Bataille 72)
JOAN & JOHN KENNEY	10 PHILLIP DR. NEPEAN K2E 6R7	BATTLE 89
Françoise Lalonde	319 Raymond Gatineau	Lac Bataille 9
FRANCOISE GAGNE	107 CH. DENIS CANTLEY	LAC BATAILLE (12)
CHRISTIAN GAGNE	107 CH. DENIS CANTLEY	LAC BATAILLE (12)
Michael & Dorothy WAUGH	57 FIRST AVE OTTAWA	10 - BATAILLE (120)

GILBERT PAQUETTE 19 GRIMES ROAD LAC BATAILLE (483)

Denise Taschereau 1933 Oaklea n Cr Gloucester K1S 6H5
Suzanne Taschereau " " " " "

Glen Witter 20 Parkfield Cr., Nepean Ont K2G 0R8
Rob Witter 20 Parkfield Cr. Nepean Ont K2G 0R8

LAURENT ROY 91 ST-AUGUSTINE GATINEAU J8T 3M9

IAN WHITE 99 COUNTRY LANE, KANATA, ONT. - LAC CHARBONNIERE D76.
EDNA WHITE " " " " " " "

TED METELNICK 629 DUFF CRES. GLOUCESTER K1J 7C6

Steve Oaks 544 The Driveway Ottawa K1S 3N4

PROPERTY OWNERS ASSOCIATION

PERKINS SUR LE LAC, P.Q.

GENERAL MEETING: 31 AUGUST, 1986, The Beach, Battle Lake, 10:00 AM.

1. General: Dr. Douglas Waugh, President, in the chair, 41 members in attendance. The Treasurer, Mr. Daniel Mondor, and the Secretary, Mrs. Sylvie Mondor having excused themselves, Mrs. Gwen Hazen agreed to function as secretary.

The chairman welcomed the members and presented an agenda which was accepted without amendment. He reminded members of the mayoralty election for val des Monts on Sept. 21st/86 and encouraged members to exercise their franchise.

2. Minutes of last meeting. Due to the absence of the secretary, these were not available. They will be brought forward for approval at the next general meeting.

3. Treasurer's Report & Budget: These were not available, due to the absence of the treasurer. The chairman, reporting for the Executive Committee stated that the budget was unchanged from that presented at the July General Meeting.

4. Beach: It was reported that Mr. Mondor had continued to maintain contact with representatives of the Que. government. Any decisions regarding changes to the beach area are to be kept on hold until government information and advice are received. Any changes in the beach area not already agreed to will be brought forward at a General Meeting.

5. Security: The chairman advised the meeting that that the Buckingham Police will provide an engraving tool for marking property. A constable is on duty for personal property security assessment and advice. He has been making the rounds of cottagers during the summer.

Following a suggestion at the July meeting the chairman had looked into the question of monitoring auto entry to the Domaine by means of a video camera at the gatehouse. The costs, as put forward by Frisco Bay Industries of Montreal, at \$14,700 are beyond the Association's means. It was suggested that local providers of such service might be explored.

6. Roads: No information or motions presented.

7. Garbage: Mr. Couture reported on advice/information he had received from the municipality. He noted that the PSLC community cannot blame the municipality for abandoned or illegally dumped wet or dry garbage. He proposed that the former garbage collection system be discussed with the municipality.

A request was made that the spring Newsletter provide information and date, well in advance, for the major spring garbage pick-up.

8. Dues: The chairman noted that a number of members were still delinquent in their dues. He requested that dues be paid as soon as possible. Mr. Mondor is to mail receipts for all dues tendered at the meeting.

9. Nominating Committee: Mr. Couture, who had been appointed by the Executive Committee as a one-man nominating committee to bring forward nominations for the positions of:

President
Vice-president

Mr. Couture reported that Mr. Boyce, of Lac Rheume, had agreed to replace Mr. Gerry Muller on the Executive Committee. Mr. Boyce concurred but said that, due to the distance of his home from the Domaine and from Ottawa, he would be unable to assume the presidency, as Mr. Couture had proposed. Since Mr. Couture had no other nominations to bring forward, Dr. Waugh agreed to continue to function as Interim President until December 31st, 1986.

The chairman advised the meeting that verbal resignations from the positions of Treasurer and Secretary had been received from Mr. & Mrs. Daniel Mondor, respectively. Accordingly, these positions would also need to be filled. He agreed to accept the appointment as Secretary, beginning January 1st, after he relinquishes the presidency.

Mme. Pierette Simard-Brisebois was nominated and accepted the position of Treasurer.

The meeting agreed that the present Interim and regular members of the Executive Committee should, on behalf of the membership, appoint a President and Vice-President, on the recommendation of Mr. Couture.

10. Water Conditions: In response to a question, Mr. Couture reported on the areas of heavy pollution that had been revealed in the survey he conducted last summer. He stated that during the fall of 1986 he would continue with some follow-up studies. Depending on the availability of funds, tests for fecal, as well as non-fecal coliforms will be undertaken in 1987.

11. Gatehouse/Information Center: The chairman reported that, at the direction of the Executive Committee, he and Mr. Totten had interviewed Mr. Beaudry, the gatehouse tenant. As a result they had prepared a proposal concerning the future of the gatehouse and its tenant. This proposal was distributed.

In the animated ensuing discussion Mr. Couture reminded the meeting of the legal intricacies that a sale of the gatehouse might involve.

Eventually it was **MOVED** by Mr. Godding and seconded by Mr. Hansen

that:

That the legal aspects of a sale of the gatehouse be explored by the Executive Committee and that this be reported to the Spring General Meeting, at which time it is hoped a decision on the future of the Gatehouse can be taken.

The Motion was **PASSED**, with a few abstentions

12. New Business: There being no further business, the chairman declared the meeting adjourned at 11:45 AM.

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Luc-André Couture C.P., D.C.

*1103-211, Warlomburg
Ottawa, Ont. K1N 8P4
(613) 236-1353*

2 avril, 1987

Docteur Douglas Waugh,
Secrétaire,
Association des propriétaires
de Perkins-sur-le-Lac,
183, avenue Marlborough,
Ottawa (Ont.)
K1N 8G3

Cher Doug,

Félicitations pour la simple mais ingénieuse solution: chacun semble y trouver son content!

Personne n'y jette son bonnet: de blanc bonnet (9,900 \$ - 7,500 \$) on fait bonnet blanc (7,500 \$ - 9,900 \$).

Ci-joint l'acceptation d'Emile Beaudry.

Ci-joint également notre cotisation pour 1987.

Meilleurs voeux de succès et amitiés sincères.

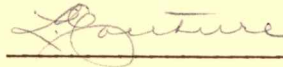
Bien à toi,

Luc

Pièces jointes

ACCEPTATION D'ÉMILE BEAUDRY
DE L'OFFRE DE L'ASSOCIATION PSL
POUR L'ACHAT DE «LA MAISON DE LA BARRIÈRE»
PAR L'INTERMÉDIAIRE DE SON PROCUREUR

Le soussigné, dûment constitué par Emile Beaudry, accepte pour lui et en son nom d'acheter la propriété décrite à l'offre ci-jointe conformément à la considération y stipulée, soit la somme de 7,500 \$ à être payée comptant, ainsi qu'à la stipulation de «Droit de préférence» à être accordé à l'Association.



L.-A. Couture, C.R.

Ottawa,
2 avril, 1987

ADDENDUM

Date de réception de l'offre reçue par l'intermédiaire de Dicom
Express: 26 mars, 1987.

Date la plus rapprochée pour la passation de l'acte de vente devant
notaire, eu égard au «Droit de préférence» accordé à Perkins-sur-
le-Lac Inc., serait le 10 avril, 1987.

OFFRE A EMILE BEAUDRY

Val des Monts - Province de Québec

Les soussignés, dûment autorisés par une résolution du Conseil d'administration de l'Association des propriétaires et résidents de Perkins-sur-le-lac adoptée à une assemblée tenue à Ottawa, Ontario le vingt-troisième jour de mars, 1987, offre de vous vendre l'immeuble acquis par l'Association susdite le 18 octobre, 1982, de Perkins-sur-le-lac Inc. Cet immeuble est une partie du Bloc "C" aux plan et livre de renvoi du cadastre officiel du Canton de Templeton étant plus amplement décrit à ce contrat. Cet immeuble est aussi désigné comme étant la "Parcelle I" dont il est question dans la résolution du 17 octobre, 1982 de l'Association ci-dessus mentionnée.

Le prix de vente de cet immeuble est établi à \$17,400. De ce montant sera déduite une somme de \$9,900 représentant le total du coût ou de la valeur suivant le cas, de tous les matériaux que vous avez fournis, de tous les travaux que vous avez effectués vous-même ou faits faire et de toutes les améliorations qui en furent le résultat. Ces améliorations, travaux et matériaux concernent l'immeuble décrit à l'alinéa précédent et en ont augmenté sa valeur.

Le solde du prix de vente calculé suivant l'alinéa précédent s'établit à \$7,500 et devra être payé comptant au moment de la passation du contrat devant notaire.

Copie de la présente offre est transmise à Perkins-sur-le-lac Inc. conformément à la clause intitulée "Droit de préférence" au contrat du 18 octobre, 1982 dont il est question plus haut. Il est entendu que cette offre est conditionnelle à cette dite clause de droit de préférence et n'est valide que si Perkins-sur-le-lac Inc. ne se prévaut pas de cette clause conformément à ses termes.

En outre, si vous décidiez de vendre ou autrement aliéner cet immeuble après l'avoir acquis de l'Association susdite, cette dernière aura, avant tous autres, la préférence de s'en porter acquéreur et vous devriez aviser l'Association par écrit de cette décision en suivant les modalités indiquées dans la clause intitulée "Droit de préférence" dans le contrat de vente du 18 octobre, 1982 auquel il est référé ci-dessus. Le contrat de vente à intervenir devra contenir une telle clause.



Bernard Rochon,
Président intérimaire
Acting President
cc: Mr. L.A. Couture



Douglas Waugh
Secrétaire / Secretary