



ASSOCIATION PERKINS-SUR-LE-LAC

APPROVED MINUTES ANNUAL GENERAL MEETING SUNDAY, JULY 23, 2000 LAC BATAILLE BEACH

Due to rain the previous weekend, the Annual General Meeting was rescheduled to July 23, 2000.

President called the meeting to order at 10:15 am.

1.0 ADOPTION OF THE AGENDA

Proposed by: Lawrence Surch
Seconded by: Paul Stringer

UNANIMOUSLY CARRIED

2.0 ADOPTION OF THE MINUTES B MEETING OF JULY 11, 1999

Proposed by: Paul Stringer
Seconded by: Laurent Roy

UNANIMOUSLY CARRIED

3.0 PRESIDENT ' S AND TREASURER ' S REPORT

3.1 President ' s Report

3.1.1 Pilot Project on Septic Systems

In 1999, a pilot project was proposed for Lacs McGregor and Saint-Pierre. The pilot was based on Chelsea ' s current program to automatically empty septic systems.

On May 17, 1999, the Municipality informed its citizens of the proposed pilot program and the costs involved. In the final report, it was agreed that \$99 per year be added to the targeted taxpayers ' bill.

Many taxpayers criticised the proposal and a petition against the pilot project was presented to the Municipality at which time the Municipality decided to halt the project.

In October 1999, the Municipality received a petition signed by 248 residents from Lac Saint-Pierre requesting that a by-law to control the operation and emptying of septic systems be implemented. In the New Year (2000), a Consultative Committee on the Protection of Lakes and Waterways was created. Members included six lake association representatives, a Municipal Council representative and staff person. The members are:

France Joncas

President, Association Perkins-sur-le-lac

Françoise Saumure-Bessette	President, Lake Brassard Association
John D. Fripp	President, Lake McGregor Association
Michel Saint-Louis	President, Lake McArthur Association
John Irwin	Member, Grand Lake Association
Bernard Lamontagne	President, Lake Saint-Pierre Association
Marc Carrière	Mayor
Stéphane Mougeot	Director, Environmental and Urbanism Services

Meetings were held and the issues discussed. The Committee proposed a new program that was based on evaluating current septic systems. The Committee sought the professional services of Maurice Charlebois, an engineer, to obtain all the available and necessary information required to develop an environmental strategy.

Contrary to the 1999 pilot project, the 2000 study is based on a preliminary evaluation of residues in septic systems before moving towards automatic emptying. Thus, in certain cases it is possible that systems may not have to be pumped if the situation does not warrant it. This idea is an interesting concept because it permits the Municipality to respond to the preoccupations associated with auto pumping systems that do not require it, reduces costs for the property owner, and also reduces the quantity of used water that needs to be treated at a water purification plant.

It is important to note that the 2000 pilot project for septic systems does not foresee auto pumping of systems. The property owner is charged with the responsibility to empty their septic systems. The criteria to determine whether a system needs to be emptied is based on the depth of layers of mud and scum that are present in the septic system. Those who do not comply to have their system pumped will be fined \$200.00 per day until proof is provided to the Municipality that the system has been pumped.

The proposed regulation stipulates:

- ❖ A septic system used seasonally must be emptied once every four years.
- ❖ A septic system used throughout the year must be emptied, at a minimum, once every two years.
- ❖ If a municipality adopts a mandatory by-law to have all septic systems on its territory emptied, then all systems must be inspected once a year and emptied when the depth of the scum is at least 12 cm and the depth of the mud is at least 30 cm.

The provincial *Municipal Code* allows the Municipality to levy a tax for such a project. Therefore, for the property owners of Lac Saint-Pierre, each owner's contribution would be \$43.40 per year (based on 500 septic systems).

As this will become an annual project, additional resources for technical support and administration will have to be taken into account for Lac McGregor. The plan is to have Lac McGregor begin the pilot in 2001.

There is one last important item that needs to be considered B legal costs for faulty systems. One of the objectives of the program is to identify defective systems. If a system is deemed defective, a property owner must undertake corrective action as quickly as possible. In the event that the file goes to tribunal, the Municipality estimates that the average legal costs incurred are \$2,000 per file. If we hypothetically assume 5% of the files are submitted for legal action, the Municipality foresees a \$50,000 expenditure (25 of 500) in legal costs.

3.1.2 Blackburn Road

France Joncas reported that since a new stretch of Blackburn was paved last year, motorists have been speeding in excess of 70 km/hour. She contacted the Municipality last summer requesting that a line be painted to help slow down motorists. She was told that the cost was too expensive at \$0.75 per metre. Perseverance prevailed and the Municipality has painted the line which has reduced the speed of vehicles.

3.1.3 Recycling

The recycling bin at the junction of Lac Claire and Blackburn Roads has been removed. The problem was that the residents of Lac Claire were using the bin as a garbage dumpster. Gilles Reny has been contacted. The next Municipal recycling committee meeting is scheduled for August, at which time a request will be made to have the recycling bin installed at the junction of Blackburn and Chêne Rouge Roads.

3.2 Treasurer's Report

David Hodgkin reported that membership stood at 188 paid up members. The statement of revenues and expenditures for 1999 was briefly reviewed. It was noted that PSLL had total revenues of \$7,101.95, \$4,629.82 in cash, and \$9,000.00 in term deposits. Expenditures for the year were \$7,089.30 for a net gain of \$12.65.

Major expenses for the year were as follows: stocking of lakes (\$2,200.00), road grants (\$825.65), postage (\$804.74), the printing of Ian White's paper, *Under our Feet*, (\$1,320.96) and the fire signs for the islands on Lacs Bataille and Rhéaume (\$909.27). (The *Statement of Revenues and Expenditures for 1999* is attached as Appendix A.)

David Hodgkin presented the projected budget for 2000 (a copy is attached as Appendix B). It was noted that it was a balanced budget.

Proposed by: Paul Stringer
Seconded by: Laurent Roy

THAT the *Statement of PSLL Revenues and Expenditures for 1999*, as well as the *Statement of Projected PSLL Revenue and Expenses for 2000* be approved as presented.

UNANIMOUSLY CARRIED

4.0 FOLLOW-UP ON THE WATER QUALITY OF OUR LAKES

David Kerluke, Chair of the PSLL Environment Committee, reported that the major source of over fertilisation of our lakes is the removal of shoreline vegetation. The Association has erected a sign at the junction of Blackburn and Lac Bataille Roads which briefly explains the Municipal by-law on the removal of shoreline vegetation.

In 1998, the Association sent a letter to the Municipality identifying four areas where roadside drainage was contributing to lake degradation. The areas are:

- (i) The junction of Blackburn and Bataille Roads where the overflow from the Aduit site passes in front of the mailboxes and seriously contaminates approximately 150 to 200 feet of

shoreline. This also presents a safety hazard in that during the fall, winter and spring months, the runoff creates a sheet of ice directly in front of the mailboxes. Diverting the runoff to the swamp east of this area is costly and the Municipality is reluctant. Strengthening the vegetation at this site would help.

- (ii) There is a small run off at the far end the Lac Bataille Beach. The run off is not great and can be controlled by planting a vegetation belt.
- (iii) Reese Road represents a long, steep grade where large volumes of runoff find its way into the bay on Bataille. Mr. Gilles Reny (Director of Public Works) has suggested, and implemented, knocking back the ditch barrier to facilitate the runoff through the natural growth. Although this has helped, it is estimated that this solution is only 20% effective.
- (iv) Road runoff from both sides of the roadway contaminates the water at the culvert between the lakes of Bataille and Rhéaume. The Environment Committee feels that there are partial solutions through the use of culverts and ditch diversions. However, Mr. Reny was very cautious about doing anything that would impact on private property or private roadways leading to Blackburn.

In June, letters was sent to the Municipality (Mr. Gilles Reny) and Mr. Michel Demers (Superintendent, Navigable Waters Protection Program, Canadian Coast Guard) regarding the culvert. The Coast Guard is planning to do a site visit on August 14. Much discussion ensued. Members were evenly divided on whether the tunnel should be widened or not. It was noted that the Association did not have a position on this issue at this time.

Proposed by: Odette Surch
Seconded by: Jim Dale

THAT the Association survey all members and property owners to determine their feelings on of the expansion of the tunnel/bridge. In the event that the Canadian Coast Guard proposes remedial action, that this information also be included in the survey.

AND that at the next Annual General Meeting the Executive report on the above-noted findings so that the members can make a decision.

UNANIMOUSLY CARRIED

5.0 LAC BATAILLE BEACH

Simon Veilleux reported that last fall, Guy Audet had sold a portion of the Beach to a property owner that that he was also resolved on selling the balance of the Beach. Since then, the Executive has sought a legal opinion to prevent the sale of the Beach. Below is a summary of the legal opinion.

The Facts

- ❖ The Beach is comprised of lots B359 and B353 (1,283 square metres). Municipal by-laws prevent construction on the site.
- ❖ While Perkins-sur-le-lac was being developed, the developer (Mr. Grégoire, PSL Inc.) had dedicated the lots as a community centre and beach.
- ❖ Presentations made by PSL Inc. eluded that the Beach was for common use by members of the Association.
- ❖ For almost 25 years, the Association regularly maintained the Beach.
- ❖ PSL Inc. built a community centre (Le Relais) for the expressed use by property owners.
- ❖ The two lots comprising of the Beach was fenced and the cost borne by the Association.
- ❖ The current developer (Guy Audet, PSL Inc.) has voiced his interest in selling the Beach.

The Legal Question

The Association has asked for a legal opinion to determine what the Association could do to preserve its rights with regards to the Beach.

Legal Considerations

The legal status of the land with regards to title

- ❖ The registered title and municipal tax rolls indicate the owner as Perkins-sur-le-lac Inc.
- ❖ According the Municipal tax role, the property is valued at \$12,400.00.
- ❖ According to Municipal by-laws, the property cannot be built upon.

Legal representations made by the Association PSL with regards to the community centre, Le Relais

The Association needs to acquire specific Aproof@ to obtain the property from PSL Inc. The Aproof@ can be in the form of:

- ❖ A registered plan or affidavit that that clearly delineates the property in question as a public beach for property owners only and not for the general public.
- ❖ Documents, letters, correspondence, minutes and pamphlets that explicitly state that the property is a Apublic beach@.
- ❖ Documentation (a plan or other similar item) that fixes the date (the more in the past the better) that the property was used by the Association.

Once the Aproof@ has been found, the Association can block PSL Inc. from selling the property. In the event that the property is sold before an injunction can be obtained, the Association can have the sale voided.

France Joncas reviewed all past minutes of the Association. The minutes clearly indicate Mr. Grégoire ' s intent to turn the property over to the Association for \$1.00. Association receipts were also found; the receipts covered the cost of redirecting the road and building the fence as well as insurance, maintenance and repairs to the community centre. In addition, Simon Veilleux researched the registered plans for the property. Unfortunately, the plans do not indicate that property as a Abeach@ although he did find that the property and school taxes had not been paid (approximately \$800.00). An appeal was made to all in attendance to provide to the Association any PSL Inc. literature or promotional material, as well as photographs of activities held at the community centre and/or the Beach. Much discussion ensued.

Proposed by: Laurent Roy
Seconded by: Annette Moisan (check name)

THAT the Association be mandated to pay up to \$1,000.00 of the outstanding property and school taxes on the Beach property.

UNANIMOUSLY CARRIED

Gérald Durand cautioned the Association about paying the taxes outright. He suggested that a lien be placed on the Beach. To do this, the Association will need to have their lawyer pay the taxes on behalf of the Association.

Participants also asked that the Executive Committee continue with the process. The Executive was also instructed to pursue the purchase of the property. It was noted that the costs could range from \$5,000.00 to \$20,000.00. Those in attendance felt that \$8,000.00 would be a reasonable expenditure.

6.0 NEIGHBOURHOOD WATCH

Simon Veilleux reported that even though the forms were sent out in the mailing, few were returned. Those who were going door-to-door were finding that cottagers were reluctant to provide their drivers licence numbers. It was noted that MRC des Collines have been very helpful in trying to set the program up in our area.

7.0 RECOMMENDATIONS OF THE ASSEMBLY TO THE EXECUTIVE COMMITTEE

Larry Surch mentioned that MRC des Collines Police have been much more present within the domain and that in the cases of emergencies their response time was very good. The members asked that the Association send a letter of thanks to MRC des Collines for their support and help within the domain.

8.0 ELECTION OF THE EXECUTIVE COMMITTEE MEMBERS

Odette Surch declared the election open. The following vacancies were noted: President, Secretary, Lake Representatives for Bataille, Rhéaume, Maskinongé, Barnes, Louise and Chevreuil.

The following candidates were nominated:

Laurent Roy	President (one-year term only)
Irma Bigras	Lac Bataille Representative
France Joncas	Lac Bataille Representative (one-year term only)
Gil Boyce	Lac Rhéaume Representative
Dawn Lucas	Lac Rhéaume Representative
Simon Veilleux	Lac Rhéaume Representative
Paul Strigner	Lac Barnes Representative
Rollie Bertrand	Lac Barnes Representative (alternate)

No other candidates were nominated.

Proposed by:	Monique Oaks
Seconded by:	Larry Surch

**THAT the slate of candidates be duly elected to the Association Executive Committee.
UNANIMOUSLY CARRIED**

9.0 OTHER BUSINESS

There being no other business, the meeting was adjourned at 12:15 pm.

Respectfully submitted,

Dawn Lucas and France Joncas

P.S. The Association created a web site; the address is <http://home.peopleweb.com/psll>