



**CORRECTED AND APPROVED MINUTES
ANNUAL GENERAL MEETING
SUNDAY, JULY 18, 2004
LAC BATAILLE BEACH**

Registration: 9:45 a.m.

Meeting was convened at 10:05 a.m.

Voluntary attendance sheet had 88 signatures, including 25 who signed as couples.

For ease of reference, the Minutes are presented in Agenda order.

1.0 APPROVAL OF THE AGENDA

PROPOSED BY: *André Fortier*

SECONDED BY: *Jacqueline Swanson*

THAT the Agenda be adopted as presented.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 20, 2003 MINUTES

PROPOSED BY: *André Fortier*

SECONDED BY: *Paul Strigner*

THAT the Minutes of the July 20, 2003, Annual General Meeting be adopted as presented.

UNANIMOUSLY CARRIED

3.0 PRESIDENT'S REPORT

A detailed work plan was distributed to assist with the presentation; it covered all of the files that the Board of Directors worked on over the past year. It was noted that roads issues occupied a great amount of time.

A member requested more details regarding the Bataille Road transfer. France Joncas mentioned that Bataille Road was to have been transferred to the Municipality in 1988 by the developer. In 2000, when the Association purchased Bataille Beach and most of the private roads in the old Domain, it was discovered that Bataille Road had not been transferred and that PSSL was the sole owner of the road. To compound the issue, in 2000, the Province of Quebec had re-surveyed all properties within its borders which led to errors in property registrations, such as sections of private roads held by the Association being registered as part of Bataille Road. PSSL was able to negotiate with the Municipality to have them cover all the costs (surveying, severances, registration, notary fees, etc.) to sell Bataille Road to them for the sum of \$1.00.

3.1 Culvert Between Bataille and Rhéaume Lakes

The President indicated that research and discussion took place at the Board level. The properties along the south shore of the creek on both sides of the culvert are privately owned; the owners are not willing to cede any of the properties in question for modifications to the culvert; and the Municipality is not interested in changing the present culvert. At this point, the directors decided that the file should be closed.

It was brought to the attention of the members that at the moment there is not a proper launch for boat owners from Rhéaume. In the Spring, while the water is high, they can launch at Bataille Beach, but in the fall it is impossible. John Westeinde asserted that because of this, an increasing number of people are launching their boats from his property on Rhéaume, without permission, and it is becoming a problem.

Serge Tremblay also mentioned that the culvert was changed on impulse by the Municipality many years ago, without taking anything into consideration.

John Westeinde stated that there are pros and cons to changing that culvert and that we should put forth to the members a referendum on this particular question and that it be settled once and for all. Once the members' positions become clear we can proceed to the next step, with a definite plan.

PROPOSED BY: *Louise Lemieux*

SECONDED BY: *Jacqueline Swanson*

THAT the Board of Directors be mandated to prepare such a referendum to be presented to the members by next year's Annual General Meeting.

A vote was called.

47 in Favour; 5 Against; 5 Abstentions

CARRIED

The President noted that the Association will have to verify certain details to determine who is eligible to vote – the property owners on Bataille and Rhéaume, all property owners, members only, etc., as well as other rules of procedure before the referendum can be held.

France Joncas asked for volunteers to work on an ad-hoc committee to ascertain the procedures for a referendum, to prepare the referendum question and to make recommendations to the Board of Directors. The following people offered to work on the Ad-Hoc Culvert Committee: John Westeinde, David Kerluke, Paul Wilson and Mike Burke.

Dominique McKay enquired whether it would be possible to look into existing Association access roads/rights-of-way which could be used as a launching ramp for boats on Rhéaume. Buying a piece of property for a boat launch was also mentioned as a possibility.

Louise Lemieux noted that some people are using the small bay at the intersection of Blackburn Rhéaume Roads to launch their boat and wanted to know who the property belongs to and could something be physically done to prevent it this.

3.2 Fish Stocking

A fish stocking report was completed in April and is presently available in English. If there is sufficient demand to justify the translation, the Association will proceed to do so.

A consultant was not hired to research and prepare the fish stocking report; rather, it was done internally. Findings show that *Speckled Trout* and "*Quebec Red*" are definitely indigenous to our lakes, and that over the years the Association has stocked the lakes with the following types of trout: Speckled ("Omble de chevalier"), Rainbow (non-indigenous) and Lake/Gray (only twice), with Rainbow being the trout of choice over the past ten years. In so doing, the Association over the last decade has changed the ecological environment within our lakes. However, it was noted that within a century, Rainbow Trout is now considered a "native" species due to its ability to adapt in various habitats and environments within North America.

Being an indigenous species, Speckled Trout are well suited for our lakes. However, they are more fragile than Rainbows as they more easily succumb to sickness when injured. They are also less predatory than the Rainbow Trout in their eating habits. Although a treat to catch, Speckled Trout are much more difficult to fish as they like cold, deep water during the summer months. Their elusiveness could also affect financial support for the stocking program. At this point in time, the Association has decided to continue stocking the lakes with Rainbow trout.

The report also includes suggestions to implement a fish management program. However, it was noted that to implement such a program, the Association would have to allocate funds to monitor the catches which could affect the fish stocking budget. In addition, implementing and monitoring such a program would be time consuming and at this point in time, the Association's energies are best used elsewhere.

It was noted that close to \$30,000 had been spent on stocking since 1989 and that last November, 10-inch rainbow trout were stocked in Rhéaume, Bataille, Chevreuil and Barnes.

3.2 Protection of our Wetlands

Since most of the prime waterfront lots within our Domain have already been sold, potential buyers are now eying marshes and wetlands as waterfront, resulting in fill being used to accommodate a permanent structure. Such an incident occurred last June and, thanks to the awareness of neighbours, PSLI was able to alert the Municipality and the proceedings were stopped. In the event that a building permit is requested, the property in question has been red-flagged by the municipal urban development staff. Our Councillor (Margaret Carey) and the key municipal staff were fully supportive in our action. A big round of applause was received.

The President asked residents to be aware of the vacant lands surrounding their property. In the event that property owners see shoreline abuses or hear of potential shoreline modifications to please call a member of the Board of Directors immediately so that PSLI can investigate and, if required, intervene before any possible damage is done.

Tony Bernard stated that since the 100 feet limit has been diminished to 35 feet for construction purposes, how are our shorelines being protected?

It was noted that several years ago, the Province of Quebec held consultations to review the 100-foot construction limit. At that time, FAPEL lobbied vigorously to maintain the *status quo* but to no avail. Developers and other stakeholders had the financial means and resources to pressure the Provincial Government. The Municipality bought into the change for financial reasons, i.e. increased tax revenues, and cited new technologies in self-contained septic systems (such as “Eco Flo”) for their decision.

It was reported that minimum standards are set by the Province and that all municipalities are required to adhere to these minimums. However, municipalities do have the right to impose stricter regulations if they wish to do so.

4.0 TREASURER’S REPORT

4.1 2003 Financial Statements

4.2 Projected 2004 Budget

David Hodgkin, Treasurer, stated that \$1,000 was received from Guy Audette (Perkins-sur-le-Lac Inc.), in consideration of a small piece of land excluded from the Lac Bataille Beach purchase and that the money was received last April.

The rate of return on the Association’s term deposit was questioned. The Treasurer replied that we could probably get a bit more interest with another financial institution but feels that the convenience of dealing with Caisse Populaire Desjardins outweighs the time and energy to do the necessary research and monitoring to receive a few extra dollars generated by a higher rate.

When asked about the number of paid memberships compared to the number of potential members on built lots, France Joncas reported that within the Domain, there are currently a total of 396 lots of which 276 are built; of these 276 constructed properties, 229 owners were paid members in 2003.

PROPOSED BY: *Sid Johnston*

SECONDED BY: *Cliff Godding*

THAT the Association’s 2003 Financial Statements and Projected 2004 Budget be approved as presented.

UNANIMOUSLY CARRIED

4.3 Fiscal Year

At last year’s Annual General Meeting, a recommendation had been put forth to look at the possibility of changing our financial activities from a calendar year to a fiscal year. After reviewing the impact of such a change, the Board of Directors agreed to maintain the calendar year as our financial base.

5.0 REPORTS FROM LAKE REPRESENTATIVES

Paul Strigner took this opportunity to update the membership on Lac Barnes activities and concerns.

Lac Barnes continues to support the work of PSLL in the following areas:

- To consolidate various policies and revising them as needed;
- To clarify the status of land transfers, notably in respect to Melançon Road;
- To stop illegal land tampering, especially the back filling of marsh land;
- To continue the stocking of the lakes with fish; and
- To continue the water quality studies and environment protection, including the Association's participation in the Federation of Lakes of Val-des-Monts activities.

Beavers continue to be active; they took down a lot of smaller deciduous trees last fall, including non-cottage properties. They also appear to be playing with the lake's water level via a dam, but this has not been verified by a site inspection.

Barnes boaters have been alerted not to disturb the nesting loons with their wakes. Cottagers were informed about a recent article in *La Presse* regarding loons giving birth in June and their need for peace and quiet in the early days of July to give the young chicks a start in life.

6.0 MOTION ON THE TRANSFER OF PRIVATE ROADS AND THE CESSATION OF RIGHTS-OF-WAY HELD BY THE ASSOCIATION

The President stated that official notification was sent to property owners regarding these proposals in accordance to rules of procedure which state that such a policy-making decisions must be received by members no later than 30 days prior to an Annual General Meeting. Copies of the motions were also available at the meeting.

France Joncas mentioned that the two proposed motions were discussed at eight Board meetings, including one special meeting (last November) to discuss and refine the proposals being presented here today.

Members were reminded that when the Association acquired Lac Bataille Beach, part of the negotiations included the transfer of ownership for most of the private roads within the old Domain to the Association, as well as all existing current rights-of-ways and accesses on these properties. In light of this, the Association has received several requests to purchase sections of numerous properties over the past year.

The transfer of Bataille Beach to PSLL also uncovered numerous errors regarding property title registrations at the provincial level and because of the current situation; the Association at this point in time has no clear inventory of its property holdings. The Board is willing to undertake the research required but there will definitely be costs involved.

The first recommendation would allow the Association to proceed with transactions if the titles are clear, do not infringe on current and future property owners' rights, and if all costs to transfer or sell the properties in questions are paid by the potential buyer.

The second recommendation asks for a five-year moratorium to clarify the Association's propriety issues and stipulates that an undisclosed amount of money be budgeted annually over the next five years so that the Association can undertake an inventory of all its property holdings and its respective rights-of-ways. However, at this point in time, the Association cannot determine what amount should be budgeted as this is a new process with no fixed costs.

PROPOSED BY: *Tony Bertrand*
Seconded By: *Francine Garneau*

THAT Association PSLL will not make any decision concerning the transfer of property, the sale of land, or abolish rights-of-way, including those of the Association and those affecting property owners or property owners, for the next five years. However, in cases where the transaction does not affect the interests of existing or future property owners, and on the condition that the potential buyer defrays all the costs incurred, the Association may proceed with the transaction. Costs paid by the potential buyer shall include a complete search of access roads, beach access, etc., as well as costs relating to the surveying and severance of the property/properties in question.

Discussion ensued. A friendly amendment was proposed:

PROPOSED BY: *Jack Cadieux*
SECONDED BY: *Phillip Ricard*

THAT the above-noted motion be amended by adding the following phrase, “in accordance with policy that existed at that time”, at the end of the first sentence.

A vote was called on the amendment:

51 in Favour; 0 Against; and 2 Abstentions **CARRIED**

A vote was called on the original motion, complete with the amendment:

43 in Favour; 0 Against; and 2 Abstentions **CARRIED**

PROPOSED BY: *John Westeinde*
SECONDED BY: *André Fortier*

THAT an amount of money be allocated in the annual budget over the next five years to clarify the Association PSLL's property holdings and rights-of-way at the Provincial Land Registry Office to specifically determine the Association's property holdings and rights. For example, private roads, road access, beach access, etc. This research should be completed by the end of the five year moratorium.

UNANIMOUSLY CARRIED

PROPOSED BY: *André Fortier*

SECONDED BY: *Jacquie Stanley*

THAT the amount allocated annually in the previous motion be at the discretion of the Board of Directors.

A vote was called:

39 in Favour; 0 Against; and 1 Abstention

CARRIED

It was agreed that the \$1,000 windfall from purchase of the Beach be used during this fiscal year to offset the expenses incurred for researching the property titles.

The following two Agenda items were discussed simultaneously as they were inter-related.

7.0 MUNICIPAL SEPTIC SYSTEM INSPECTION PROGRAM

The septic system inspections for this year started on May 17 and will continue late into the fall. The Municipality hopes to inspect 526 systems in 2004, at an average of 26 per week.

To-date, 149 inspections have been completed (118 septic systems, plus 31 holding tanks). All of Rhéaume, Chevreuil and Louise were done and half of Bataille has been completed. Of the 149 inspections, 31 owners have been notified to empty their tanks, and 9 letters have been sent requesting an engineering or technologist report for corrective measures. It was noted that Barnes may not be done this year but that the Mayor has assured PSLL that the program would definitely continue in 2005. The Mayor has also promised that if he is re-elected, the septic inspection program would continue and be expanded to include non-water front properties.

At present, the Municipality does not have a current monitoring system, nor a follow-up process, for septic systems within its boundaries. However, provincial laws stipulate that septic tanks should be emptied every two years for permanent residents and every four years for seasonal property owners.

8.0 WATER QUALITY UPDATE

The President thanked David Hodgkin for coordinating and doing the water testing on Lacs Rhéaume, Bataille, Chevreuil, Épinette, Maskinongé and Rhéaume. Thanks also went to his helpers: Michael Lucas (Rhéaume), Blayne Chapman (Bataille), Wayne Askin (Chevreuil) and Douglas Holden (Épinette). Don Stanley and Paul Strigner were also thanked for testing Barnes.

The lab results for the 2004 water testing program were distributed and discussed. The document included the results from 2003. Additional information regarding the results can be found, below, under item 8.1.2, *Presentation by Henri Fournier, Ministry of Environment of Quebec.*

France Joncas noted that there had been no extreme algae blooms, similar to those in 2002, although some have been found on Bataille and Rhéaume. She did note that the summer has been cooler than average which could account for this. However, she did warn that the summer was still young and the hotter weather could still arrive, possibly precipitating algae blooms.

Paul Wilson stated that campers have taken up residence on some islands and are using the lake as laundromats. What can be done? He has called Margaret Carey but no action has been taken yet.

Paul Wilson is concerned and has advised both Margaret Carey and Nathalie Gingras about landowners setting up permanent campsites (some with tent platforms) without sanitary facilities on MacLarens Point (on both sides), as well as further along Harfang de Neiges. Complaints have been received about people doing laundry, and emptying dish soap containers within a few feet of the shoreline. There are no toilet facilities on many of these lots and campers are using open pits for this purpose. There has also been an insurgence of trailers on various lots without proper sanitation connections. While camping may be permitted in certain circumstances during the construction of a cottage/residence, these lots do not appear to be under any form of construction. Paul Wilson has requested that further investigation be taken by PSLL to ensure that recreational camping does not occur on an ongoing basis on these properties unless housing construction permits have been approved by the municipality. Follow-up with both Margaret Carey and Nathalie Gingras was requested as well.

Diane Girard requested boating speed sign for her area of the lake.

France Joncas mentioned that such requests to the Association should always be done in writing. Once a letter, note or email has been received, it is reviewed for action and follow-up, if required.

Cécile Fortier congratulated the Board of Directors for their excellent work. (The Assembly applauds.)

8.1 Municipal Water Quality Day

Key people in attendance included:

- Bernard Lamontagne, President, Federation of Lakes of Val-des-Monts (FLVDM)
- Marc Carrière, Mayor, Val-des-Monts
- Henri Fournier, Senior Biologist, Environment Quebec, Outaouais Sector
- Sylvain Boivin, Coordinator for the Gatineau River Watershed Committee, Conseil régional de l'environnement et de développement durable de l'Outaouais (CRÉDDO)

8.1.1 Presentation by Marc Carrière, Mayor of Val-des-Monts

The Mayor presented an update on the status of the municipal septic testing program. (Details can be found above, under item 7.0, *Municipal Septic System Inspection Program*, above.)

The Municipality is considering a review of sustainable development on lake waterfront properties, i.e. determining the maximum number of cottages and residents that a lake can healthily sustain. This initiative follows a request to develop 1,000 acres which adjoin Lacs Saint-Pierre and MacArthur. The developer has been requested to provide an environmental impact study. Surrounding property owners and Lake Associations are concerned. The Municipality has agreed to consult with the public, affected property owners, lake associations and other stakeholders on this issue.

Sustainable development of waterfront properties is a tricky situation since the Municipality will have to balance new incoming tax revenues against environmental impacts. The policy will need to be balanced for the good of environment.

In August 2004, the Municipality will begin its review of a possible by-law on the control of fertilizers and pesticides. Chelsea's program has been cited as a possible example. The FLVDM has agreed to work closely with the Municipality in developing the by-law. The Municipality hopes to have such a by-law in place by next spring (2005).

The issue of road drainage and the effects on our lakes was raised. There was agreement that roads have negative environmental impact. The recent road "improvements" at the Bataille Beach junction were cited as an example. It had already been brought up by a call from the President on July 15 and as a result the site was visited by the Mayor (Marc Carrière), the Director of Environment (Nathalie Gingras), the Assistant Director of Public Works (Magali Couture), and two road inspectors and a public work representative, on July 16. At this point we do not know the result of all their discussions.

The Mayor agreed that there were some problems regarding road drainage near waterways. France Joncas suggested that an inventory of "waterway roads" be created. Marc Carrière thought the suggestion was valid but he did caution that Val-des-Monts had a vast network of provincial, municipal and private roads situated by waterways and that this could become a daunting task. However, FLVDM is interested and willing to review this matter.

8.1.2 Presentation by Henri Fournier, Ministry of Environment of Quebec

Henri Fournier stated that 2004 is the second year of the water testing program. The results collected to-date will be used as base-line data for decision-making processes. Transparency and phosphorus measurements were used for the baseline comparisons as phosphorus levels determine the trophic status of a lake. A minimum of two years' of data is required to determine a baseline.

Results this year show deterioration in water quality: phosphorus is up and transparency is down. These results are municipal-wide. The results could have been impacted by the heavy rainfall prior to, during and after ice-off last April. Testing again next year could help determine whether excessive rainfalls have influenced the results. It was also mentioned that collecting additional samples this August would not reveal any additional information as 80% of phosphorus inputs occur during spring runoff.

8.1.3 Sylvain Boivin, CRÉDDO – Presentation on Watersheds

In November 2002, the Provincial Government adopted a national water policy to serve as a framework for the management of water resources. The main points of that policy are:

- Water is a public asset.
- To protect public health and aquatic ecosystems.
- To ensure sustainable development.
- To integrate water management systems.
- To coordinate upstream and downstream activities.

The Province of Quebec has also put in place a Board of Directors on Watersheds. Representation is comprised of one-third regional/local governments, one-third economic stakeholders (e.g. forestry), and one-third of citizens' groups. The role of the Provincial Board is to:

- To allow collaboration between all stakeholders and users of water systems.
- To consider the needs of all stakeholders.
- To foster a holistic approach in decision-making processes.

9.0 RECOMMENDATIONS OF THE ASSEMBLY TO THE BOARD OF DIRECTORS

Serge Tremblay inferred that he was still awaiting a response from the Board regarding the review of the Association's *Constitution* in order to allow proxy votes for delegated members, such as sons and daughters. In response, the President referred to the 2003 AGM Minutes, duly approved today, whereby it was noted:

“... Tim Naumetz responds that the Executive had struck a committee to study the issue and early discussions suggested it would be virtually impossible to have families designate relatives as their active members on the Association. The Association's *Constitution* currently stipulates only property owners may be active members. A change in the rule would likely lead to difficult proof-of-relation requirements, as well as legal problems with regard to responsibility of the property owner.”

The Secretary also responded that although children of property owners may not be entitled to vote, they are however allowed to present their views and concerns on decision-making matters. However, it was also mentioned that with an aging population, this situation would become more prevalent.

France Joncas informed the membership that a review of the Association's *Constitution* is included in the Board's 2004-05 work plan.

10.0 ELECTIONS OF BOARD OF DIRECTORS

Claude Létourneau agreed to Chair the election process.

Treasurer Position

- *David Hodgkin* is nominated by *France Joncas* for a two-year term. **Acclaimed.**
- *Denise Leblanc* declared the nomination closed.

Lac Bataille Representatives (Two Positions)

One Position for a One-Year Term

- *Louise Lemieux* is nominated by *Hélène Lemieux* for a one-year term. **Acclaimed.**
- *Diane Girard* declared the nomination closed.

One Position for a Two-Year Term

- *Hélène Lemieux* is nominated by *Odette Surch* for a two-year term. **Acclaimed.**
- *Diane Girard* declared the nomination closed.

Lac Rhéaume Representatives (Two Positions)

First Representative

- *Kim Courtney-Wilson* is nominated by *Gil Boyce* for a two-year term.
- *Ron Malis* is nominated by *David Hodgkin* for a two-year term.
- *Phillip Ricard* declared the nomination closed.

The Election Chair suggests proceeding to the nomination for the second position. He noted that if there are no further nominees, a voting ballot would not be necessary.

Nominations are called for the **second position**. Since there are no nominees,

- *Tony Bertrand* declared the nominations closed.

Claude Létourneau declared *Kim Courtney-Wilson* and *Ron Malis* both **duly elected**.

Lac Barnes Representative (One Position)

- *Paul Strigner* is nominated by *Larry Surch* for a two-year term. **Acclaimed.**
- *Donna Bond* declared the nomination closed.

Lac Chevreuil Representative (One Position)

- *Jane Askin* is nominated by *Paul Wilson*. **Declined.**

The position remained vacant.

Lac Louise Representative (One Position)

- *Raymond Guénette* is nominated by *Odette Surch*. Although Mr. Guénette is absent he has indicated that he would accept the nomination. **Acclaimed.**
- *Hélène Lemieux* declared the nominations closed.

Lac Truite Representative (One Position)

- *Chris Hemmingway* is nominated by *Jerry Csaba*. **Acclaimed.**
- *Larry Surch* declared the nominations closed.

The following lakes remain without representation: Corrigan, Épinette and Maskinongé. The Election Chair notes that the vacant positions can be filled by the Board of Directors at any time during the year.

Claude Létourneau, Election Chair, declared the election process complete.

France Joncas took this opportunity to thank the outgoing Board members for their valuable contributions over the numerous terms that they have served on the Board: Jane Askin (Chevreuil), Gil Boyce (Rhéaume), and San Fong (Bataille).

11.0 OTHER BUSINESS

A member asked if it would be possible to look into the problem of the dumpster on Chêne Rouge Road. Signage could help improve the mess. It was mentioned that such signage has been seen at other garbage bins on other lakes. The Municipality suggested that they go through their lake association for action.

It was mentioned that the garbage contractor (Matrec) is responsible for the pick-up and disposal of household appliances, be they located at dumpsters or on private roads, throughout the year. In the event that garbage has not been collected, property owners should contact Matrec directly.

A member complained about the abundance of lights/sky pollution on and around cottages at night. The President suggested that he prepare an article to be posted on the web site and for inclusion in the next *Newsletter*, no translation required.

Loud music and noise problems were also raised. France Joncas replied that the Association would again be more than happy to publish information in the next *Newsletter* should a member wish to write it. The President did note that there is an existing Municipal By-Law with respect to noise and that the MRC Police are obliged to enforce it.

There being no other business, *Line Décarie* proposed to adjourn the meeting at 12:45 pm.

Respectfully submitted,

Odette Surch
Secretary