



**APPROVED MINUTES
ANNUAL GENERAL MEETING
JULY 19, 2009
J.A. PERKINS PARK
17 DU MANOIR ROAD
VAL-DES-MONTS, QUEBEC**

Registration: 9:30 am

Executive Committee Members in Attendance:

Raymond Guenette (President)
France Joncas (Secretary)

David Hodgkin (Treasurer)
Claude Bergeron (Director)

Board Members in Attendance:

Tony Bernard, Norm Cadieux, Clayton Devine, Chris Hemmingway, Constance Hudak, Rick Murphy, Don Stanley, Claire Trépanier, and Emile Zidichouski

Board Regrets:

Sylvie Arsenault, Mario Boucher, Henry Brown, and Louise Lemieux

Guests:

Jean Lafrenière, Acting Mayor, Val-des-Monts
Yann Gagnon Coordinator and Biologist, Federation of Lakes of Val-des-Monts

The voluntary attendance sheet had 71 signatures (including 20 couples and 2 non-members), of which 50 were eligible to vote.

The Minutes are presented in Agenda order.

The President opened the meeting at 9:55 am and welcomed participants.

1.0 APPROVAL OF THE AGENDA

Raymond Guenette informed the Assembly that Jean Lafrenière (Acting Mayor of Val-des-Monts) and Yann Gagnon (Coordinator, Federation of Lakes of Val-des-Monts) had been invited and would be making presentations.

PROPOSED BY: *André Fortier*
SECONDED BY: *Irma Bigras*

THAT the Agenda be approved as presented.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 20, 2008 ANNUAL GENERAL MEETING MINUTES

- ☐ PROPOSED BY: *Odette Surch*
SECONDED BY: *Lynn Legault*

THAT the Minutes of the July 20, 2008 Annual General Meeting be approved as presented.
UNANIMOUSLY CARRIED

3.0 PRESIDENT'S REPORT

3.1 Update on the Association's Work Plan

Raymond Guenette reported that the 2008-2009 Board Work Plan (distributed as a meeting document) covered the Association's activities for the past year and noted that it was posted on the website (psll.ca).

The President took this opportunity to thank and congratulate the Board members for their hard work and dedication and noted that the members were fortunate to have such a high calibre of volunteers representing them.

3.2 Update on Grand Pic File

The Court dates to hear the Association's case have been scheduled for September 28, 29 and 30, 2009. It was noted that no additional legal expenses had been incurred in 2008.

3.3 Presentation by Jean Lafrenière

The Acting Mayor commented that he is currently involved with the Federation of Lakes of Val-des-Monts (FLVDM), as well as the various lake associations as part of his environmental work. He noted that the Municipality had hired two additional inspectors – a forestry technician and a biologist – bringing the total to five. He then opened the floor to the members who raised several issues:

- In past years, garbage collection within the Domain was collected on Mondays rather than Wednesdays. Mr. Lafrenière stated that pick-up dates are based on year-round resident populations. He suggested that the Association send him a formal request which he agreed to follow-up on with the contractor.
- Property owners on Harfang-des-Neiges enquired about verbalising their road. Mr. Lafrenière noted that Municipalities must adhere to Quebec's *Civil Code* citing that the road in question must be constructed to an acceptable standard **and** that 50% of the total number of lots located on the road must have dwellings. Once these criteria are met, the Municipality can proceed in verbalising a road.
- Members asked about the Municipal high-speed Internet project. The Mayor stated that a study had been undertaken to determine Municipal-wide needs. The Municipality has applied for government grants to help defray the costs for multiple repeater towers that will be required. Staff are also actively seeking smaller service providers as Bell and Vidéotron have refused to provide service within Val-des-Monts. However, Mr. Lafrenière was quite confident that high speed Internet services would become available sometime next year. Members suggested that the Municipality post an update to its website; the Mayor agreed to look into this.

- Maskinongé property owners wanted to know what steps needed to be taken to ban motor boats on their lake. The Mayor responded that, “if all the owners were in agreement, then you don’t need a by-law”. He did note that 100% of the property owners must agree, in writing. Once this threshold is met, a request can be forwarded to Municipal Council for approval. Mr. Lafrenière did note that this type of ban can only be implemented on private lakes, i.e. lakes without public access.
- A member noted that the Municipality currently has two strong environmental by-laws, one which bans the use of fertilisers and pesticides, while the other protects the first 15 metres of shorelines from tree cutting but that abuses were still occurring. The Mayor noted that complaints can be filed anonymously. If an infraction has occurred, the property owner is fined and is provided with a remedial action plan that must be undertaken within a specific time frame. In the event that the property owner does not comply, they are then taken to court.
- Several members noted that Blackburn Road and Lorrain Boulevard are in extremely poor condition. Jean Lafrenière stated that these roads fall under the purview of the Quebec Ministry of Transport. The Municipality has requested provincial and federal funding but a response had yet to be received.

4.0 TREASURER’S REPORT

4.1 2008 Financial Statements

David Hodgkin reviewed the 2008 financial statements and noted that the Association ended the year with a \$2,202.14 surplus even though two expense categories were much higher than previous years:

- (i) “Miscellaneous” due to the one-time purchase of private road signs for all of the Association’s private roads, in response to a recommendation made by the insurer and to mitigate against possible claims; and
- (ii) “Insurance” premiums for its private property holdings and Directors’ liability were previously due in May of each year and are now payable each September. The increase is due to the insurer pro-rating the premium to include the extra months of coverage.

The third highest expenditure went towards “fish stocking”: \$3,290, from which \$1,790 were from private donations.

□ PROPOSED BY: *Emile Zidichouski*
SECONDED BY: *Rick Legault*

THAT the Association’s “Revenues and Expenditures for 2008” be approved as presented.

UNANIMOUSLY CARRIED

4.2 Projected 2009 Budget

David Hodgkin reviewed the 2009 budget, noting that the Board had increased the amount for “Road Grants” to \$1,500 (previously was \$1,000) due to an increased demand. A \$1,169 deficit was projected, although the amount was easily offset by last year’s surplus.

- ❑ **PROPOSED BY:** *André Fortier*
SECONDED BY: *Jack Cadieux*

THAT the Association’s “Projected Revenues and Expenses for 2009” be approved as presented.

UNANIMOUSLY CARRIED

5.0 COMMITTEE REPORTS

5.1 Environmental Committee

5.1.1 Water Quality Update

Chris Hemmingway (Committee Co-Chair) reported that in 2008 the phosphorous levels appeared to be abnormally low and the Committee suspected that there had been a problem at the lab but were assured that the results were accurate. The subsequent 2009 test results were higher than 2008 although they fall within the cumulative baseline data. He also provided an interpretation of the test results:

If your readings are:	Your lake can be classified as:
<i>Total Phosphorus:</i> Less than 10 mg/L <i>Secchi Disk Reading:</i> 5.0 m or over	<i>Oligotrophic</i> Clear water with very low levels of phosphorus, algae and nutrients.
<i>Total Phosphorus:</i> 10 to 20 mg/L <i>Secchi Disk Reading:</i> 3.0 m to 4.9 m	<i>Mesotrophic</i> Moderately clear water with moderate levels of phosphorus, algae and nutrients.
<i>Total Phosphorus:</i> Over 20 mg/L <i>Secchi Disk Reading:</i> less than 3 m	<i>Eutrophic</i> Very low water clarity with high levels of phosphorus, algae and nutrients.

Chris Hemmingway reported that the 2008 E-coli testing had been completed in late August / early September – as recommended – and that the results were excellent, falling within Health Canada norms:

0 – 20 mg/L	Excellent; good for swimming
21 – 100 mg/L	Good
100 – 200 mg/L	Mediocre
Over 200 mg/L	Suspect; not good for swimming

It was agreed that the Committee would include a section on how to interpret the results in future reports.

5.1.2 Fish Stocking

Chris Hemmingway reported that the Committee is studying other species of fish as part of the Association’s stocking program. He highlighted that speckled trout is an indigenous species within the Domain although rainbow trout is now considered a native species and that it easily adapts to our environment. He noted that controlled fish stocking is beneficial to the environment and helps to maintain property values.

5.1.3 Federation of Lakes of Val-des-Monts

Claude Bergeron (Environmental Committee Co-Chair and FLVDM Board member) introduced Yann Gagnon (FLVDM Coordinator). Mr. Gagnon stated that the FLVDM is currently focusing on two projects: (i) Éco-Action, a program to assess shorelines; and (ii) a shoreline regeneration program, which includes the distribution of native trees and shrubs. Both programs are free and are subsidised by grants. He stated that the FLVDM is keen to include PSLL in the Éco-Action program, noting that the Municipality considers Bataille and Rhéaume “priority” lakes as they are key watersheds that affect multiple waterways within Val-des-Monts.

5.1.3.1 COBALI (Comité du bassin versant de la rivière du Lièvre)

Claude Bergeron reported that the Association, Geneviève Gallerand (COBALI), André Turcotte (Municipal Director, Environmental and Urban Services), and Yann Gagnon met on June 30, 2009, to discuss the Association’s participation in COBALI’s “Watershed Guidance Plan” program. At this meeting, Geneviève Gallerand explained the project and advised the participants that the funding was being provided by the “The Outaouais Region Conference of the Elected” (CRÉ-O) although there was a \$100 registration fee per lake. She noted that the Association could extend the watershed program and accompanying service beyond Bataille to include a second lake within the PSLL Domain. After reviewing several factors, those representing the Association chose Rhéaume.

André Turcotte stated that the Municipality strongly supported this initiative and was keen to adopt this watershed model, of which Bataille and Rhéaume would become the pilot projects.

Ms Gallerand explained that the first step of the “accompanying program” was to gather as much relevant information for both of the lakes: hydrographical basin surveys; topographical maps; land use plans; climate data; wetland and shoreline practices; and a “shoreline characterisation protocol”. The Association provided the accumulated data on its water testing program, as well as the 2002-2003 Éco Guide water study of Barnes, Bataille and Rhéaume Lakes that had been prepared by Dany Boudria.

Following the June meeting, Claude Bergeron further reported that the Board had approved the registration fee for Bataille at its June meeting and that a subsequent meeting was held at the beginning of July to include Rhéaume in the program.

One key component that the Association still needs to provide is the “shoreline characterisation protocol” for each lake, i.e. the collection of shoreline descriptive data, including photographs. The proposed dates to conduct this work are July 28 and 29; two teams will be required. Claude Bergeron will be hosting an information session on July 28 at 10:00 am on how to collect the “protocol” data. He noted that the Association still requires volunteers, boats and GPS equipment; those interested in volunteering are to directly contact Mr. Bergeron.

Claude Bergeron reported that the Quebec Ministry for Sustainable Development, Environment and Parks has a “voluntary surveillance network for lakes” program which focuses on watersheds. The program tracks water quality by collecting water samples several times throughout the year; follow-up samples are collected every five years thereafter. In-depth analyses of species of fish, plants, tributaries, etc., are done by Ministry experts, including follow-up reports and recommendations. The Ministry has extended an invitation to the Association to participate in this program; more research is required on whether the Association should participate.

5.2 Property Holdings and Issues Committee (PHIC)

5.2.1 Moratorium on the Association's Private Roads

Tony Bernard (reported that in 2004, two committees were struck: (i) "Property Holdings" to catalogue the Association's land holdings; and (ii) "Property Issues" to address any ongoing issues with regards to roads. The two committees were subsequently rolled into one committee – Property Holdings and Issues – in 2007. Terms of reference for the new Committee were drafted and approved by the Board in 2008.

The PHIC has been dealing with over 21 property issues over the past five years. A number are ongoing – one of which has been before the Courts for two years. These issues have consumed an inordinate amount of volunteer time and effort.

The cataloguing of all the Association's property holdings has been the most daunting task and continues to be an elusive goal. The plan is to create an indepth file for each property, which includes a proper legal description, cadastral number(s), tax roll number(s), and property restrictions, such as rights-of-ways, etc.

The original mandate included the disposition of properties in whole or in part that were deemed unnecessary. There is now a legal issue concerning the loss of "grandfathered" clauses ("droits d'acquis") in the event of a sale. Clarification is being sought.

"Infolot" maps, based on cadastral numbers, have been collected and catalogued. The effort is ongoing but the integrity of the data is dependent on the cadastral numbers found in older / newer documents and / or supplied by others.

Data from the Association's *2001 Deed of Sale* for its properties and the Municipal tax rolls has been collected and analysed. There are discrepancies which have yet to be clarified, such as:

- In the original *Deed of Sale* the same cadastral number is listed under more than one property.
- Some cadastral numbers on the Municipal tax rolls cannot be found in the *Deed of Sale*.
- Some cadastral numbers have changed following Quebec's 2001 cadastral reform and require verification.
- Municipal tax rolls only list a maximum of three cadastral numbers. Several roads have more than three properties. Further research is required to determine exactly which properties are affected.

Additional time is required to complete the cataloguing of the Association's properties; as a result, the PHIC, with Board support, requested a five-year extension to complete the project.

☐ **PROPOSED BY: Tony Bernard**
SECONDED BY: Rick Murphy

THAT the Association's "Policy on Private Roads and Rights-of-Way in the Old Domain" be extended for an additional five (5) years.

UNANIMOUSLY CARRIED

5.2.2 Road Grants for Private Roads

Tony Bernard reported that the Committee has reviewed the road grant criteria and that a proposal will be presented to the new Board of Directors for approval. Once approved, the proposal will be brought forward for adoption by the members at the July 2010 AGM. Copies of the proposal will be posted on the Association's website (psll.ca), as well as distributed with the 2010 *Newsletter*.

A member wanted to know who was responsible for the maintenance of the private roads, citing a fallen tree. It was noted that although the Association owns the private roads and insures them, it is up to the individual property owners to maintain their road and that road grants are available to help defray the costs.

5.3 Membership

5.3.1 Membership Fees

David Hodgkin reported that as of July 18, the Association currently had 172 paid up members and estimated that with those paying today, membership stood at over 200. He did note that Committee's goal was to achieve 300 members in 2009. The Treasurer also mentioned that there are currently 498 property owners within the Domain, with titles to approximately 800 lots.

Several members mentioned that they would be willing to canvas door-to-door. David Hodgkin mentioned that he would be more than happy to provide the canvassers with lists of potential members.

5.4 Communications

Constance Hudak reported that the Committee's focus had been the *Newsletter*. The Committee is also working on a "welcome kit" for new members.

5.5 Recreation and Social Activities

No report was submitted.

6.0 REPORTS FROM LAKE REPRESENTATIVES

No reports were presented.

7.0 RECOMMENDATIONS OF THE ASSEMBLY TO THE BOARD OF DIRECTORS

Odette Surch remarked that there are responsibilities that come with being a Board member, one of which was committing time. She noted that those who did not participate on a regular basis made it more difficult for the Board to function. She suggested that an article be included in the next *Newsletter*, outlining the Board's role and responsibilities, number of meetings, etc., to ensure that those who are nominated have a clear understanding of their commitments.

8.0 ELECTION OF THE BOARD OF DIRECTORS

Raymond Guenette, Acting Election Chair, thanked the outgoing Board members, as well as those who had resigned, for their efforts. The following candidates had been previously nominated for two-year terms and duly noted in the *Newsletter*:

- *Claude Bergeron, President*
- *France Joncas, Secretary*
- *Tony Bernard, Rhéaume Representative*
- *Don Stanley, Barnes Representative*
- *Claire Trépanier, Louise Representative*

All the above-noted candidates were elected by ACCLAMATION.

There was still one vacancy on the Executive Committee – Vice-President – for a one-year term:

- *Constance Hudak* was nominated by **Tony Bernard** and seconded by **Claire Trépanier**.
- **By acclamation.**

The following candidates were nominated for a two-year term:

- *Gladys Guérin, Bataille Representative*
- *John Smart, Bataille Representative*
- *Rick Legault, Rhéaume Representative* – **nomination declined**
- *Louise Lamarre Proulx, Rhéaume Representative*
- *Don Stanley, Barnes Representative*
- *Claire Trépanier, Louise Representative*
- *Doug Holden, Épinette Representative*

All the above-noted candidates were elected by ACCLAMATION.

Chevreuil and Maskinongé Lakes remain without representation. Bataille Lake is short one representative.

9.0 OTHER BUSINESS

There being no additional business, the Annual General Meeting was adjourned at 12:25 pm.

Respectfully submitted,

France Joncas
Secretary

Claude Bergeron
President