

**APPROVED  
ANNUAL GENERAL MEETING  
JULY 17, 2011  
J.A. PERKINS COMMUNITY CENTRE  
17 DU MANOIR ROAD  
VAL-DES-MONTS, QUEBEC**



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**Registration:** 9:30 am

**Executive Committee Members in Attendance:**

Claude Bergeron (President)

Constance Hudak (Vice-President)

France Joncas (Secretary)

David Hodgkin (Treasurer)

Don Stanley (Director)

**Board Members in Attendance:**

Tony Bernard, Clayton Devine, Gladys Gu erin, Doug Holden, Rick Murphy, John Smart, and Claire Tr epanier

**Board Members' Regrets:**

Norm Cadieux, Chris Hemmingway, Tom Iwanowski, and Louise Lamarre Proulx

**Guests:**

Jacques Laurin, Councillor (Ward 3), Municipality of Val-des-Monts

M elanie Renaud, Coordinator and Biologist, Federation of Lakes of Val-des-Monts

The voluntary attendance sheet had 68 signatures (including 8 couples) of which 60 were eligible to vote.

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The Minutes are presented in Agenda order.

The President opened the meeting at 9:45 am and welcomed participants. He mentioned that Jacques Laurin and M elanie Renaud had been invited and that they would be making presentations.

**1.0 APPROVAL OF THE AGENDA**

- PROPOSED BY:** *Doug Holden*  
**SECONDED BY:** *Irma Bigras*

**THAT the Agenda be approved as presented.**

**UNANIMOUSLY CARRIED**

**2.0 APPROVAL OF THE JULY 18, 2010 ANNUAL GENERAL MEETING MINUTES**

- PROPOSED BY:** *Diane Girard*  
**SECONDED BY:** *Barbara Gamble*

**THAT the Minutes of the July 18, 2010 Annual General Meeting be approved as presented.**

**UNANIMOUSLY CARRIED**

### **3.0 PRESIDENT's REPORT**

Claude Bergeron took this opportunity to thank the members of the Communications Committee for their dedication in producing the *Newsletter*. He noted that the *Newsletter* provided updates on the Association's ongoing activities.

The President had e-mailed Mathieu Ravnat, the new federal NDP MP for the Pontiac Region, inviting him to attend the Association's AGM. Unfortunately, no response had been received.

#### **3.1 Update on the Association's Work Plan**

The President referred to the *2010-2011 Board Work Plan* (distributed as a meeting document). The work plan also describes, in detail, the Board's activities, the work in progress, closed files, and future Board committee projects.

#### **3.2 Update on the Grand Pic File**

The Association was scheduled to appear in court at the beginning of May 2011. All individuals representing the Association had met with the PSL's lawyer to review the case and prepare testimony. At the last minute, Mr. Daniel Bédard's lawyer appeared before the Chief Justice to plead a postponement, without the Association's knowledge. During his appeal he claimed that all of the Outaouais judges currently on the docket to hear the case were in conflict and should be recused as the defendant had appeared before them in the past. The Chief Justice agreed. Unfortunately, the Association could not appeal this decision. The case will now be heard April 8-11, 2013.

The President noted that the Association had tried on numerous occasions to settle the suit, but to no avail. All negotiations to date have failed due to Mr. Bédard's unwillingness to compromise and his continuous amendments to his original demands.

#### **3.3 Jacques Laurin, Councillor, Municipality of Val-des-Monts**

Jacques Laurin thanked the members for inviting him to speak today. He reported that he had met with Mathieu Ravnat, NDP Member of Parliament for the Pontiac region, on July 4 to discuss Municipal matters, which included environmental issues and high-speed Internet for our area.

The Municipalities of Val-des-Monts and La Pêche received a \$960,000 government grant to research and implement high-speed Internet services for both Municipalities. The Municipality of Val-des-Monts anticipates having high-speed Internet services within the next two years, covering approximately 85% of its territory.

Several kilometres of Blackburn Road (from Highway 366 to 203 Blackburn, near Mud Bay) is scheduled for re-paving next Spring (2012). It was reported that there are ongoing environmental concerns regarding Blackburn's proximity to waterways and because of this, the Municipality requires the Quebec government's approval before proceeding. It was noted that the Municipality has 515 kilometres of roadways, many of which are near waterways.

Municipal staff have determined that households produce, on a yearly basis, approximately 1,000 pounds of compostable waste which is sent to our landfills. As a cost-cutting measure, the Municipality has launched a home-based composting program; no door-to-door pick-up of compostable matter is planned. Interested property owners can purchase bins through the Municipality at a cost of \$20 per composter.

The five-metre protection band for waterfront properties has become law. Municipal environmental staff have commenced site inspections for all waterfront property within Val-des-Monts. To date, several letters have been sent to those that have contravened the by-law.

#### **4.0 TREASURER'S REPORT**

##### **4.1 2010 Financial Statements**

David Hodgkin reviewed the *2010 Financial Statements* and noted that the Association ended the year with a \$317.74 surplus. The Treasurer stated that the Association had also collected, for the first time, \$950 for *Newsletter* advertisements. He noted that the revenues and expenses included a \$1,196 carry forward of private contributions slated for Spring 2012 fish stocking.

- ❑ **PROPOSED BY: Rick Legault**  
**SECONDED BY: André Fortier**

**THAT the Association's "Revenues and Expenditures for 2010" be approved as presented.**

**UNANIMOUSLY CARRIED**

##### **4.2 Projected 2011 Budget**

David Hodgkin reviewed the *2011 Projected Budget* and noted that the Association had projected a \$608 deficit.

The Treasurer reported that the Association had already over spent the 2011 budgeted amount for the Grand Pic file due to the additional expenses in the lead-up to the scheduled 2011 court dates. However, the Board of Directors has agreed that there would be no further spending on this file in 2011 unless it is absolutely necessary. The Association has spent, on average, \$2,000 per year on the lawsuit.

It was noted that the deficit and over spending would be easily covered by the surplus funds that the Association currently has on-hand.

- ❑ **PROPOSED BY: Rick Legault**  
**SECONDED BY: Laurent Roy**

**THAT the Association's "Projected Revenues and Expenses for 2011" be approved as presented.**

**UNANIMOUSLY CARRIED**

## 5.0 “WAKE” BOATS

Constance Hudak reported that “wake” boats can draw up to 2,000 gallons of lake water per minute to fill the boat’s tanks / hulls. The extra ballast makes the boat ride much lower in the water which generates a very large wake than can overturn smaller watercraft, erode the shoreline, and cause considerable damage to docks. The large waves also require more than 300 metres – in each direction – to safely dissipate which, in essence, makes the majority of the lakes within the PSL Domain too small for such watercraft.

Last July a member – in good standing – dispatched a “wake” boat from the Bataille launch which prompted numerous complaints. To allay concerns, the Board of Directors agreed to temporarily ban these types of watercraft last August, which is still in place as of today. The temporary ban did not restrict, nor limit, other types of watercraft from accessing the boat launch. It was also noted that the Association currently has a policy banning personal watercraft, i.e. personal watercraft from accessing the Bataille boat launch.

As of January 2011, the Municipality has enacted a by-law which prohibits the launching of “wake” boats at two of its public boat launches located on M<sup>ac</sup>Gregor and St-Pierre Lakes.

❑ **PROPOSED BY:** *Doug Holden*  
**SECONDED BY:** *Rick Legault*

**THAT the “wake” boats be banned from using / accessing the Bataille Lake boat launch ramp.**

**UNANIMOUSLY CARRIED**

It was agreed that the “rules” for accessing the Bataille launch be drafted and that a proper sign be posted at the ramp.

## 6.0 COMMITTEE REPORTS

### 6.1 Environmental Committee

Doug Holden, Co-Chair, reported on behalf of the Committee (Chris Hemmingway (Co-Chair), Norm Cadieux, Gladys Guérin, David Hodgkin, and Louise Lamarre Proulx).

#### 6.1.1 Water Quality Update

Copies of the water testing results for phosphorous levels (Spring 2011) and *E.-coli* counts (August 2010) were distributed.

Doug Holden reported that transparency levels were slightly down due to the heavy rainfall and strong windstorms that occurred during ice-off. In spite of the extreme weather, the total phosphorous levels and water clarity were quite good. He noted that extreme increases in phosphorous levels are usually attributed to environmental factors, such as heavy Spring rains and quick snow-melt run-offs. He stated that the problem areas on Bataille and Rhéaume Lakes are being studied and monitored.

*E.-coli* results for all of the lakes within the Domain fell within the excellent range (i.e. 0 to 20 parts per 100 ml).

### **6.1.2 Fish Stocking**

Claude Bergeron reported that the Association spent \$1,500 towards stocking 12” to 14” Rainbow Trout in most of the lakes last November (2010). Additional private donations (\$1,196) were used to stock Chevreuil, Louise, Truite and Maskinongé Lakes with Speckled Trout (also known as Brook Trout) last month.

### **6.1.3 Federation of Lakes of Val-des-Monts (FLVDM)**

The President introduced Mélanie Renaud, the new Federation of Lakes of Val-des-Monts Coordinator.

The Federation had obtained an Environment Canada subsidy – \$40,000 – through its “Eco-Action” program. The objective of the Program was to raise public awareness and sensitise citizens on the importance of healthy shorelines.

The Program provided the following services: specifications to regenerate shorelines, environmentally-sound landscaping plans, and the development of a shoreline management plan.

The Federation assisted in obtaining the applicable permits, supplying and distributing plants, shrubs and trees. The cost for the plants were subsidised by the FLVDM.

Fifteen property owners on Barnes, Bataille, Rhéaume and Truite had participated in the 2010 Program. The FLVDM’s quota was met and all the funds were spent. The Federation has prepared the final report and submitted it to Environment Canada. Overall, the Program was a success.

Mélanie Renaud congratulated the Association for undertaking this initiative. She noted that PSLL is a positive example that other lake associations could emulate.

As part of its fundraising efforts, the FLVDM is selling wood duck nesting boxes and bat houses, which are built entirely from pine.

Wood ducks usually nest in the cavities of dead trees which are not as plentiful due to development. A nesting box provides an excellent alternative and can be purchased for \$50.

Bats are beneficial to the environment by controlling insects – their main diet. A single bat can consume 600 mosquitoes per hour. A bat house can be purchased for \$35.

Those wishing to purchase nesting boxes and bat houses were asked to contact the Federation via e-mail ([federationlacsudm@gmail.com](mailto:federationlacsudm@gmail.com)).

### **6.1.4 Guidance Plans for Bataille and Rhéaume Lakes (COBALI)**

Claude Bergeron reported that the *Guidance Plans* for Bataille and Rhéaume Lakes had been completed. The *Plans* also included a study on beaver-related problems. The reports were submitted to the Municipality last year for follow-up. The Plans were also submitted to the CRÉO (Conseil régionale des élus de l’Outaouais), which had provided \$10,000 in funding for this initiative.

The Municipality prepared a report on corrective measures, a copy of which was submitted to the Association. Municipal staff have assured the Association that all remedial work is to be completed by this Fall.

Last year, Claire Trépanier (Lake Representative) formally requested that Lake Louise participate in the program.

Over the course of the year, the Association has prepared and submitted the appropriate paperwork to COBALI and CRÉO for funding. CRÉO has agreed to provide \$3,800 to cover the costs of a biologist and water testing for the Lake Louise project.

The funding is dependent on the Association providing an in-kind contribution, such as volunteer time, in the amount of \$2,090 (volunteer time is rated at \$22 per hour). The FLVDM Coordinator must also contribute some of her time towards the project.

Louise Lake stakeholders met on July 7, 2011 to draft an action plan.

The project will be coordinated by Claire Trépanier, with assistance from the Association President.

#### **6.1.5 Boating Bans for Specific Lakes**

Doug Holden reported that des Épinettes Lake had successfully banned all types of motor boats. To achieve that goal, **all property owners** – private and public – had to agree. The entire process can take up to two years.

A letter of intent was prepared and signed by all stakeholders. Once the letter was finalised, it was deposited at a Municipal Council meeting for adoption. The Municipality then held a public consultation to discuss the “petition”, determine local support and vote on the matter. The vote was limited to the affected parties and was subsequently adopted. After the public consultation, there was a follow-up Council meeting whereby the resolution was passed.

Once Municipal Council adopted the resolution, staff sent it to the Quebec Ministry of Municipal Affairs for review and approval. (The Ministry reviews these types of request each September.) Once the Ministry approved the request, it was forwarded to Transport Canada (Boating Safety) for final approval and to become law. The ban for des Épinettes will be “gazetted” and legally recognised in 2012.

Although final approval can take some time, the Municipal resolution stands as an enforceable by-law even though the Federal Government has yet to legally recognise the resolution.

It was noted that a boating restriction can be applied for various other purposes, such as to reduce speed, waves, the size of motors, as well as other restrictions where boating traffic could be hazardous to public safety.

Claude Bergeron reported that Maskinongé Lake had also adopted a motor ban for motors with up to 60 pounds of thrust; trawling motors have been exempted. All documentation will be filed with the Municipality later this month.

Lakes Louise, Corrigan, Truite and Chevreuil are also seeking some form of motor bans.

## **6.2 Property Holdings and Issues Committee (PHIC)**

Tony Bernard, Chair, reported on behalf of the Committee (Norm Cadieux, Gladys Guérin, David Hodgkin, France Joncas, Louise Lamarre Proulx, John Smart, and Don Stanley).

### **6.2.1 Criteria for Property Sales**

Over the course of the year, the PHIC developed five criteria for the sale of its property holdings (roads). The criteria were presented to the Board of Directors for approval, which was adopted last June. Copies of the criteria were also mailed to all PSLL property owners with the *Newsletter* and made available at the meeting.

**☐ PROPOSED BY: *Irma Bigras***  
**SECONDED BY: *John Smart***

**THAT the members of the Property Owners Association of Perkins-sur-le-lac approve the following criteria for the possible sale or transfer of Association properties:**

- 1. Any inquiry regarding the sale of PSLL Association property must comply with the Association's "procedures" for such inquiry or request, as adopted by the Association in 2010, and shall include the "application form", accompanied with the appropriate application fee.**
- 2. Under no circumstances will the Association consider the sale or transfer of land whereby such a sale or transfer, in the Association's sole opinion, would abolish existing rights-of-way(s), grandfathered right(s) or negatively affect current or future property owners.**
- 3. No sale or transfer shall be considered if the Association in its sole opinion concludes that there is a real or perceived threat to the environment.**
- 4. Any purchaser of all or part of an Association road must agree to accept the road on an "as is" basis and acknowledge and agree that the Association is not responsible if the road is substandard under any municipal or provincial by-law, law, rule or policy, and must agree to indemnify and hold the Association harmless from and against any claims in relation thereto.**
- 5. Any purchaser of Association property shall agree that the sale or transfer of any property is subject to and shall not put in jeopardy any existing grandfathered right(s) applied to the remaining portion of the Association's holdings.**

**UNANIMOUSLY CARRIED**

A request to purchase a portion of des Jaseurs Road is pending and under review by the PHIC. The Committee expects the sale to be finalised within the next six months.

A request to purchase des Moineaux Road – in its entirety – was received. The request was denied. The President mediated a resolution and the issue was resolved last April (2011).

### **6.2.2 Public Lake Access**

Guy Audette (PSLL Inc.) holds accesses to some of the lakes for use by property owners without waterfront.

There is a small lake access on Martins Pêcheurs Road that PSLL Inc. intends to use as a lake access for the back lots that he hopes to sell. The surrounding property owners have raised concerns and have asked the Association to intervene on their behalf. The Association advised these owners that PSLL Inc. does have ownership of the access and it is in its right to sell the back lots with access to the lake. However, the access does not allow for people to build a dock as the allotment does not have enough shoreline to obtain a construction permit from the Municipality.

The President met with Municipal staff and our Municipal Councillor (Jacques Laurin). There are no clear answers as the federal and provincial governments are forcing municipalities to provide public access to its waterways. The Municipality is dealing with this issue on a case-by-case basis, although they are in favour of opening up access to the lakes within its territory for its citizens.

### **6.3 Membership Committee**

David Hodgkin, Chair, reported on behalf of the Committee (Clayton Devine, Gladys Guérin, Richard Murphy, John Smart, Don Stanley, and Claire Trépanier).

There are currently 503 distinct property owners of 800-plus properties of which 291 were members in 2010. Many of the properties are either vacant or consist of back lots. Reminder notices were sent out last Fall to those who had not renewed their memberships.

The Committee is also responsible for organising the AGM registration.

### **6.4 Communications Committee**

Constance Hudak, Chair, reported on behalf of the Committee (Tony Bernard, France Joncas, Richard Murphy, and Claire Trépanier).

The Committee Chair took this opportunity to congratulate Claire Trépanier, Rick Murphy and France Joncas for their excellent work in producing the 2011 *Newsletter*. Odette Surch was also thanked for hosting the “mail-out” meeting.

Details of the Committee’s ongoing projects were noted in the *Board of Directors 2010-2011 Work Plan*.

France Joncas (Association Webmaster) reported that previous versions of the Board’s work plans (September 2003 to March 2011) were now posted on the Association’s web site ([psll.ca](http://psll.ca)).

### **6.5 Recreation and Social Activities Committee**

Clayton Devine, Chair, reported on behalf of the Committee (Tony Bernard and Tom Iwanowski).



The Association will be hosting a BBQ and dance – with live entertainment (Hughie Scott) – on August July 23. The event will be held at the J.A. Perkins Community Centre (17 du Manoir Road). Tickets for the event are \$20.

The Association has also organised a garage sale which will be held on Saturday, August 6, 2011 at the Claudette Lavergne Park (across the streets from the Marché Richelieu and the Perkins Church). Display tables will be provided by the Church (\$10 per table).

## 7.0 RECOMMENDATIONS OF THE ASSEMBLY TO THE BOARD OF DIRECTORS

It was noted that there is a ragweed problem within the Municipality. The Association was asked to raise this with Municipal staff.

Members were encouraged to sign the petition to re-pave additional sections of Blackburn Road in 2013. It was noted that **all users** and not just property owners were permitted to sign the petition. All petitions are to be returned to the Association by September 30, 2011. Once the petitions are returned, they will be filed with the Municipality prior budget deliberations.

Gladys Guérin, Odette Surch and France Joncas were thanked for their efforts in developing and coordinating the Blackburn petition.

## 8.0 ELECTION OF THE BOARD OF DIRECTORS

Constance Hudak chaired the Elections.

- *Claude Bergeron* was nominated as *President* by **Odette Surch** for a two (2) year term.
- *Diane Girard* and *Irma Bigras* were nominated to share the *Secretary* position by **Odette Surch** for a two (2) year term. **Both nominations were DECLINED.**
- *Jens Urban* was nominated as *Secretary* by **Ann Weston** for a two (2) year term.
- *John Smart* was nominated as a *Bataille Lake Representative* by **Claire Trépanier** for a two (2) year term.
- *Gladys Guérin* was nominated as a *Bataille Lake Representative* by **Odette Surch** for a two (2) year term.
- *France Joncas* was nominated as a *Bataille Lake Representative* by **Barbara Gamble** for a one (1) year term.
- *Tony Bernard* was nominated as a *Rhéaume Lake Representative* by **Claire Trépanier** for a two (2) year term.
- *Georges Proulx* was nominated as a *Rhéaume Lake Representative* by **Gladys Guérin** for a two (2) year term.
- *Laurent Roy* was nominated as a *Rhéaume Lake Representative* by **Roland Lamothe** for a one (1) year term.

- **Don Stanley** was nominated as a *Barnes Lake Representative* by **Clayton Devine** for a two (2) year term.
- **Doug Holden** was **nominated** as the *des Épinette Lake Representative* by **Tony Bernard** for a two (2) year term.
- **Claire Trépanier** was nominated as the *Louise Lake Representative* by **Rickard Murphy** for a two (2) year term.

**All the above-noted candidates were elected by ACCLAMATION.**

**Chevreuil and Maskinongé Lakes remain without representation.**

Constance Hudak took this opportunity to thank Louise Lamarre Proulx, outgoing Rhéaume Lake Representative, and France Joncas, outgoing Secretary, for their dedication over the past two years.

## **9.0 OTHER BUSINESS**

Claude Bergeron announced that a property owner on the South shore of Lac Bataille had found a red canoe on her beach last autumn which had yet to be reclaimed. The owner can claim their canoe by contacting the President.

There being no additional business, the Annual General Meeting was adjourned at 12:05 pm.

Respectfully submitted,

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France Joncas  
Past Secretary

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Claude Bergeron  
President