

**DRAFT MINUTES
ANNUAL GENERAL MEETING
SUNDAY, JULY 15, 2012
J.A. PERKINS COMMUNITY CENTRE
17 DU MANOIR ROAD
VAL-DES-MONTS, QC**



Registration: 9:30 a.m.

Executive Committee Members in Attendance:

Claude Bergeron (President), Constance Hudak (Vice-President), David Hodgkin (Treasurer), Jens Urban (Secretary), and Don Stanley (Director)

Board members in Attendance:

Tony Bernard, Clayton Devine, Doug Holden, Gladys Gu erin, France Joncas, Richard Murphy, Georges Proulx Laurent Roy, John Smart, and Claire Tr epanier,

Board Member's Regrets:

Chris Hemmingway, Tom Iwanowski, and Laurie Pytura

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

The voluntary attendance sheet had 57 signatures on it (although there were 61 people signed in), of which 54 were eligible to vote. Not everyone signed the attendance sheet.

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

The President called the meeting to order at 9:36 a.m. and welcomed all participants to the 49th Annual General Meeting of the Association. He mentioned that it was Don Stanley's birthday today. Furthermore, it was announced that Jacques Laurin would make a short presentation.

1.0 APPROVAL OF THE AGENDA

- MOVED BY:** *Laurent Roy*
SECONDED BY: *Irma Bigras*

THAT the Agenda be approved as presented.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 17, 2011 ANNUAL GENERAL MEETING MINUTES

- MOVED BY:** *Emile Zidichouski*
SECONDED BY: *Diane Girard*

THAT the July 17, 2011 Annual General Meeting Minutes be approved as presented.

UNANIMOUSLY CARRIED

3.0 PRESIDENT'S REPORT

- a) Claude Bergeron reported on several issues.
- b) According to the information Claude obtained, on August 5th, 1962, a group of owners created the PSSL Association in order to look after the maintenance of Blackburn Road, which at the time was a private road. Over time, the Association has grown and evolved to not only care for the private roads but to also look after many projects which came up according to the priorities at the time. Claude said that in this 50th anniversary of its founding, he is proud to be the President of a very active Association with a very good reputation within the community and the Municipality.
- c) In the past year, several members of the Board have worked very hard to accomplish numerous projects:
 - i. Information boards have been built and installed at the intersection of Barnes, Chêne Rouge Roads, and near the Bataille boat ramp.
 - ii. A successful petition to repave Blackburn Road has been organised.
 - iii. The Bataille beach has been landscaped and permission has been obtained from the Municipality which allows the Association to mow an area on the beach so members can swim and enjoy the beach. The fence on the boat ramp has been replaced with a hedge and the lake signs have been repaired, repainted and installed properly.
 - iv. Several members have worked to organise the activities to mark the 50th anniversary.
 - v. The newsletter team worked on the *Newsletter* and an unprecedented number of sponsors were recruited.
 - vi. A review of the Association's policies and regulations has been conducted and is almost completed.
 - vii. France Joncas upgraded the PSSL web site.
 - viii. Many more projects have been accomplished within the committees and will be presented during their reports.
 - ix. Claude reminded everyone that there is presently a provincial ban on making bonfires and lighting fireworks due to the extreme dry conditions. There were already three fires in the area.
- d) Jacques Laurin, Councillor (Ward 3), Municipality of Val-des-Monts, addressed the members with news from the Municipality:
 - i. The company who won the bid indicated that high-speed Internet should be up and running by mid-2013. Service will be provided by the company Digicom, at competitive rates, and will be supplied by cable (no TV though) for most residents of PSSL. For more remote residents, high-speed Internet will be provided via a special antenna.

- ii. The first exploratory work started on the repaving of Blackburn Road. The Municipality is awaiting the report by the engineers and will then start the bidding process on contracts. The road will be repaved from Highway 366 to Bataille Lake. The work is planned to be done in the fall of 2012 or in the spring of 2013, depending on how quickly the funding is provided from the Province and on how quickly the tricky stretch along Mud Bay can be done.

4.0 TREASURER'S REPORT

4.1 2011 Financial Statements

- a) David Hodgkin reviewed the *2011 Financial Statement* and noted the following things:
 - i. There was a deficit of \$4,065.10, mostly due to several projects such as the improvement of the beach, the info panels and the lake signs.
 - ii. As always, the biggest expenses were for the environment, including the water testing.
- b) Claude Bergeron added that there will not be many expenses in relation to the Grand Pic file this year, since the case will be heard in 2013. A judge from Montreal will conduct the trial and the Association hopes to settle the file next year.
- c) David Hodgkin clarified that the Association received money from the Conférence Régionale des Élus de l'Outaouais (\$3,040.00) for the Lake Louise study, and that there will be around \$700 more this year for that study from the organisation.
- d) Finally, David Hodgkin added that there was \$1,549.00 carried forward for fish stocking, since it is done in two steps (fall and spring). The Association contributes \$1,500 towards fish stocking; the balance is financed by voluntary donations.

☐ MOVED BY: *Odette Surch*
SECONDED BY: *Georges Proulx*

THAT the Association's *Revenues and Expenditures for 2011* be approved as presented to paid members via the *Newsletter* and previously approved by the Board of Directors.

UNANIMOUSLY CARRIED

4.2 Projected 2012 Budget

- a) David Hodgkin presented the *Projected 2012 Budget* and noted a \$599.00 deficit. However, as the advertising income is three times higher than anticipated (over \$3,000 instead of \$1,000), there will in all probability be no deficit.
- b) A series of questions were raised by the members:
 - i. What can be done to pass the 300 member threshold?

- c) Constance Hudak replied that the Board consists entirely of volunteers, so the Board members can only do so much. David Hodgkin added that there is a procedure in place to approach all owners that have not paid by the end of the year: first by letter, then personally by the Lake Representatives. Constance stressed that every member should actively encourage their neighbours to become members as there are many benefits in belonging to the Association – one of the largest property owner associations in the region and in the Province.
- ii. In the future, would it be better to send non-members a membership form and a list of membership advantages instead of the entire *Newsletter*?
- d) Constance Hudak replied that this is certainly something to think about and that it will be discussed at the next Board meeting.
- iii. Could the fee be added to the property tax?
- e) Claude Bergeron replied that the Association has tried to do this for years, but that the Municipality will not do this because it is not legally enforceable.
- iv. Could there be access to a list of members and non-members?
- f) This will be discussed at the next Board meeting in order to find out if this is legally possible, particularly with respect to privacy laws.
- g) A discussion followed with respect to the Bataille beach access. Some members felt that owners should only have access to the lake if it is stipulated in their deed. However, Claude Bergeron replied that the beach is owned by all members of the Association and that it would be impossible to forbid access to the beach for some members.

❑ **MOVED BY: *Doug Holden***
SECONDED BY: *Lynne Legault*

THAT the Association's *Projected 2012 Budget* be approved as presented to paid members via the *Newsletter* and as previously recommended by the Board of Directors.

UNANIMOUSLY CARRIED

4.3 Membership Fee Increase

- a) Claude Bergeron laid out why the Board recommended a membership fee increase of \$5 to \$45 per year:
- i. The cost of all budgeted expenses went up over the last few years: taxes, water testing, newsletter production and insurance.
- ii. The Association needs some money in order to promote itself, maintain its properties, like the beach and the roads, and has to stop borrowing from the reserve fund.

- iii. Besides Grand Lake, PSLI is the largest association of its kind in the region and has a certain responsibility in maintaining roads, the beach and the environment.
- iv. The website was moved from a free service provider to a paid server, since the Association exceeded the free provider's capacity. In addition, the new provider offers much better e-mail services.

❑ **MOVED BY: *Jacqueline Toupin-Piper***
SECONDED BY: *Dominique Paris-Mackay*

THAT the Association's yearly membership fee be raised to \$45, starting in 2013.

UNANIMOUSLY CARRIED

5.0 REPORTS FROM THE BOARD COMMITTEES

5.1 Communications

- a) Constance Hudak thanked Claire Trépanier and the newsletter team for their excellent work once again. She also thanked Odette Surch for hosting the yearly "newsletter stuffing party", and France Joncas for the work on the website (psll.ca).
- b) As for the next few weeks, there will be a few more signs going up at the Bataille beach (concerning the wake boat and jet ski bans) and the key holders for the gate will get a "Do's and Don'ts" list to assist them in opening the gate.

5.2 Property Holdings and Issues

- a) Tony Bernard reported on three issues.
 - i. The Board of Directors approved the sale of a plot of land approximately 25 by 15 feet to Mr. John Westeinde on des Jaseurs Road. Mr. Westeinde wanted to buy the plot in order to be able to build a fence since trespassers constantly blocked his property by accessing Rhéaume Lake through his property. The sale should be finalised by the end of the year.
 - ii. After members had inquired if the Association could provide a boat launch on Rhéaume Lake, the Board of Directors decided that this was neither feasible nor necessarily desirable for the following reasons:
 - This issue was thoroughly researched by the Board and the Property Holdings and Issues Committee and there is no property available to build such a launch.
 - Even if there was such a property, it would be well beyond the Association's financial means, since such properties currently sell for approximately \$150,000, not to speak of the increase in insurance and taxes.

- The approval process for such a property, if there was one available, would be different today than it was when the Association purchased the beach on Bataille Lake. The Municipality and the Province would in all probability require opening it up to public access for everyone, even non-residents.
 - As for the widening of the culvert between Bataille and Rhéaume Lakes, the Board reminded the members that this issue had already been addressed a few years ago. The Municipality was not willing to widen the culvert and the Association has a moratorium on this issue until 2015 as per decision by the membership.
- iii. The Board of Directors proposed a change to the Property Request Procedure (see point 6.0)

5.3 Environment

- a) Claude Bergeron reported that in November 2011 some lakes were stocked with Rainbow Trout in the amount of \$1,611. Brook Trout (speckled) were stocked in May 2012 in some lakes in the amount of \$1,332. \$1,500 was contributed by the Association and the remaining funds were donated by members.
- b) Doug Holden reported that the water test results were normal. The transparency was a little lower, but this was probably due to the weather on the day of sampling. *E. coli* will be tested in the next few weeks. Doug pointed out that an occasional small spike is possible since the samples are easily contaminated by a passing beaver, fish or rain the days before sampling.

5.3.1 Fédération des lacs de Val-des-Monts

- a) Claude Bergeron reported the following:
- i. Last December he was elected the 1st Vice-President of the Federation.
 - ii. The Federation is in the process of creating an integrated water management plan for Val-des-Monts lakes and a water plan of the Blanche River watershed project.
 - iii. 800 free trees and shrubs were distributed this year to 28 PSLM members. About 4,000 trees were distributed within the Federation.
 - iv. The Water Quality Day on June 16 was a great success.
 - v. The kids fishing derby was held on June 9th. 80 fishing rods and 800 Brook Trout were stocked in the Pellisier Creek at the north end of McGregor Lake; the event was a full success.
 - vi. A meeting was held with the MRC Police in order to ask for more prevention by the police with respect to boating. Claude is not sure if there will be actual follow-up by the police.

5.3.2 Guidance Plan for Louise / Sucker Lake (COBALI)

- a) Claude Bergeron reported that the study had been completed and all recommendations have been issued. Information is available on the website and in the *Newsletter* (p. 13). The study was fully funded with the exception of approximately \$120 (see point 3.0, Treasurer's Report).
- b) Claude hoped that the next lakes to be studied, with the help of the Federation, will be Barnes and Épinettes, followed by the remaining lakes of the Association that have not yet been studied.

5.4 Membership

- a) David Hodgkin reiterated the procedure to reach non-members. After the AGM, letters are sent out to non-members. After that, Board members contact non-members directly. David asked all members to help sign-up non-members. To that end, he can provide members with info on who is a member and who is not.
- b) Odette Surch suggested that a specific letter be sent to non-members on Grand Pic Road, indicating that the Association is fighting a battle on their behalf at considerable cost and thus it would be in their best interest to become members.
- c) A question by some members resulted in the continuation of the discussion on who should have access to the beach on Bataille Lake and who should not have access. Two main questions were raised:
 - i. Should only Bataille and Rhéaume Lakes property owners be allowed to use the beach?
 - ii. Should only members who have lake access through their property deed have access?
- d) The Board answered the first question in the negative again, since all members own the beach, not only Bataille and Rhéaume Lakes owners. The second question was answered similarly, although to the Board's knowledge the question might be moot since no property exists within the PSLD Domain that does not have lake access in its deed. The Board will further check into this issue and see what the deeds say and if they are enforceable.
- e) An alternative motion was proposed. Non-members should effectively pay their membership fee in order to access Bataille Lake by boat through the gate. The fee would be set at the amount of the membership fee and would therefore effectively make users Association members.

☐ **MOVED BY:** *Emile Zidichouski*
SECONDED BY: *Raymond Guenette*

THAT the Bataille Lake boat launch can only be used by PSLD members, effective immediately. Owners' family members and renters of cottages are exempted from the fee, provided the owners of the property are members.

CARRIED, WITH THREE VOTES AGAINST

5.5 Recreation and Social Activities

5.5.1 Fiftieth Anniversary Events

- a) Clayton Devine outlined the past and future activities:
 - i. Cross-country ski trails were mapped out last winter and signs will be installed in the coming winter (psll.ca/e/006/006_barnes_x_country_ski_trails_2011.pdf).
 - ii. A sugar shack breakfast was organised last spring and it was a successful event.
 - iii. The July 1st fireworks on Barnes Lake were a great success as well. Photos can be accessed through the Association's Facebook page.
 - iv. The golf tournament is coming up on July 28 and will be held at Tecumseh Golf Course. Eight foursomes signed up so far.
- b) Jens Urban talked about the upcoming Regatta on August 5 at the beach on Bataille Lake:
 - i. Most of the logistics (tents, portable potties, BBQ) are organised.
 - ii. Volunteers are needed for the games to entertain the kids.

6.0 **PROPOSED AMENDMENT TO THE PROPERTY ISSUES AND REQUEST PROCEDURES**

- a) Tony Bernard explained the Property Holdings and Issues Committee's and the Board of Director's recommendation to amend the *Property Issues and Request Procedures*.

☐ **MOVED BY: *John Smart***
SECONDED BY: *Raymond Guenette*

THAT the following clause be included as point 6 to the *Property Issues and Request Procedures*:

“The minimum price for any piece of PSLL property which may be considered for sale will be \$1,000. On a case-by-case basis, the Property Holdings and Issues Committee may in its consideration negotiate a higher price but not a lower price than the \$1,000.”

UNANIMOUSLY CARRIED

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

- a) Covered under the previous points.

8.0 ELECTION OF THE BOARD OF DIRECTORS

- a) Claude Bergeron chaired the election.
- **Constance Hudak** was nominated as *Vice-President* by **Claire Trépanier** for a two (2) year term.
 - **David Hodgkin** was nominated as *Treasurer* by **Thérèse Murphy** for a two (2) year term.
 - **Diane Girard** was nominated as *Bataille Lake Representative* by **Odette Surch** for a two (2) year term.
 - **Shane Livingstone** was nominated as *Bataille Lake Representative* by **France Joncas** for a two (2) year term.
 - **Richard Murphy** was nominated as *Rhémaume Lake Representative* by **Jacqueline Toupin-Piper** for a one (1) year term.
 - **Laurent Roy** was nominated as *Rhémaume Lake Representative* by **Emile Zidichouski** for a two (2) year term.
 - **Clayton Devine** was nominated as *Barnes Lake Representative* by **Jacqueline Stanley** for a two (2) year term.
 - **Chris Hemmingway** was nominated as *Truite Lake Representative* by **Jens Urban** for a two (2) year term.

All the aforementioned candidates were elected by ACCLAMATION.

- b) Maskinongé, Corrigan and Chevreuil Lakes remain without representation.

9.0 OTHER BUSINESS

- a) John Westeinde reported that he found a set of keys near the mailboxes on Bataille beach.
- b) The question was raised if there was any possibility for a Monday garbage pickup. Claude Bergeron replied that he had asked the Municipality three times if that was possible, but there was no success so far. There are 125 lakes with cottages in Val-des-Monts and everyone wants Monday garbage pickup, which is simply impossible.

There being no further business, the Annual General Meeting was adjourned at 12:15 p.m.

Respectfully submitted,

Jens Urban, Secretary

Claude Bergeron, President