

**APPROVED MINUTES  
ANNUAL GENERAL MEETING  
SUNDAY, JULY 17, 2016  
J.A. PERKINS COMMUNITY CENTRE  
17 DU MANOIR ROAD  
VAL-DES-MONTS, QC**



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**Registration:** 9:30 a.m.

**Executive Committee Members in Attendance:**

Constance Hudak (President), David Hodgkin (Treasurer), Jens Urban (Secretary) and Tony Bernard (Director)

**Board Members in Attendance:**

Stephan Bergevin, André Cossette, Clayton Devine, Luc Fournier, Chris Hemmingway, Shane Livingstone, Laurent Roy, John Smart and Don Stanley

**Board Members' Regrets:**

Suzanne Williamson, Paul Chedore, William Voller, Elaine Carisse and Richard Legault.

**Guest:**

Jacques Laurin, Mayor, Municipality of Val-des-Monts; Claude Bergeron, Councillor District 3.

The attendance sheet had 36 signatures. Not everyone signed the attendance sheet, approximately 60 persons participated.

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

The President called the meeting to order at 9:39 a.m. and welcomed all participants to the Annual General Meeting of the Association.

**1.0 APPROVAL OF THE AGENDA**

- MOVED BY:** *Laurent Roy*  
**SECONDED BY:** *John Smart*

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

**UNANIMOUSLY CARRIED**

## **2.0 APPROVAL OF THE JULY 19, 2015 ANNUAL GENERAL MEETING MINUTES**

### **Q. 1 Irma Bigras questioned the reference to D&R Construction (Hall Brothers) and access to Bataille Lake via property they own at the beach.**

Jens Urban replied to Irma that no sales were made to the PSSL's knowledge. The Association PSSL still has the rocks at the end of Oiseaux-Mouches Road in order to prevent any illegal boat launch on its property. No further developments are known to the Association.

- ❑ **MOVED BY: *Odette Surch***  
**SECONDED BY: *Richard Patton***

**THAT the July 19, 2015 Annual General Meeting Minutes be approved as presented.**

**UNANIMOUSLY CARRIED**

## **3.0 PRESIDENT'S REPORT AND RECOMMENDATIONS**

Constance Hudak indicated that she only had a small report at this time, and that specific points would be addressed throughout the meeting. In general, the year was rather calm and no major issues arose. Like every year, the Association dealt with the water testing and some property issues that would be addressed by Tony Bernard.

Constance thanked the newsletter team, and in particular Cynthia Hamady for the excellent work.

John Smart asked Constance if municipal representatives would be present and if there was any news on the logging.

Constance confirmed that the mayor and the councillor for district 3 would be joining later on. As for the logging, the activities are on a 20-25 year cycle, so there won't be any logging for a long time. With respect to development, the Association has written to municipality and asked to adopt bigger lot sizes for new development, but the mayor indicated that there is no determination yet, since the municipality has to wait for the provincial and regional legislation to get adopted.

## **4.0 TREASURER'S REPORT**

### **4.1 2015 Financial Statements**

David Hodgkin briefly reviewed the *2015 Financial Statement* and there were no questions. David mentioned that the Association incurred a small loss due to the t-shirt and baseball hat stock, which will be sold off over the next years to interested members.

- ❑ **MOVED BY: *Stephan Bergevin***  
**SECONDED BY: *Irma Bigras***

**THAT the Association's *Revenues and Expenditures for 2015* be approved as presented to paid members via the *Newsletter* and previously recommended by the Board of Directors.**

**UNANIMOUSLY CARRIED**

#### **4.2 Projected 2016 Budget**

David Hodgkin briefly presented the *Projected 2016 Budget*.

- ❑ **MOVED BY: *Luc Fournier***  
**SECONDED BY: *Stephan Bergevin***

**THAT the Association's *Projected 2016 Budget* be approved as amended.**

**UNANIMOUSLY CARRIED**

### **5.0 REPORTS FROM THE BOARD COMMITTEES**

#### **5.1 Communications**

Constance Hudak thanked publication team for the *Newsletter*, and editor Cynthia Hamady said that photos and articles for the next edition are always welcome.

Constance and Jens Urban mentioned that the Association also gets many email questions every month.

Finally, Jens announced that the Association is planning to put some sort of roof over the three info boxes in order to protect them from the weather.

#### **5.2 Property Holdings and Issues**

Tony Bernard reported that road issues seem to continue to dominate the concerns for the PH&I Committee.

The sale of the undeveloped portion of Chemin Malards has been approved and is in the final stages. Provincial registration and completion should occur before the fall of 2016.

The potential for the municipality of Val-Des-Monts to contract out road maintenance for privately owned roads, once requested by the owner of the road, is being carefully monitored by the PH&I Committee and your Board of Directors.

Municipal standards will apply and some of the roads owned by the Association will not meet these standards.

The PH&I Committee will be developing a protocol for property owners located on an Association PSSL road to follow if the owners would want the Association to apply to the city and/or give the municipality permission for municipal and/or private contractors to access said private roads.

The bottom line is that no consideration will be given to any changes which would adversely affect adjacent property owners or the environment.

Details about the private road maintenance program will be communicated by the mayor and the councillor.

### **5.3 Environment**

Chris Hemmingway reported as follows that the water quality test results are or will be available on the web site (the Lac Barnes results were still missing). The results this year were very good again for E.coli, phosphorus and transparency.

#### **Q.1 E-coli results are higher this year at Bataille beach again - why?**

Chris said this is being monitored since there is considerable run off there and rain and natural /animal e-coli is likely the cause. The results are still well within norm and the water is safe. Jens reported that a family of geese was on the beach this year. In any event, should the results be very high, a second test would have been done.

#### **Q.2 Was MacLaren Bay tested?**

Laurent Roy confirmed that MacLaren Bay had been tested and that the results would be posted on the website.

#### **Q.3 What is the healthiest phosphorus level?**

Chris says that ideally you want the value to be under 10 in our measurements, which means that the lake is still oligotrophic.

#### **Q.4 On MacLaren Bay there seems to be more blooms and milfoil, what can be done?**

Chris will get more information on milfoil and the Association will look at strategies to keep it down or eliminate it. An email will be send around in order to help identify milfoil.

André Cossette reminds everyone not to use fertilizers, which is not allowed in Val-des-Monts.

The mayor adds that the federal government will release some funding next year in order to do some studies on milfoil in our area. Claude Bergeron will work on the milfoil issue on the municipal level, particular in relation to motor boats and boat launches.

**FLVDM**

Luc Fournier reported on the latest developments at the Val-des-Monts Lake Federation (FLVDM). The federation is undergoing a profound transformation, presidents are coming and going and there are new by-laws. The situation seems to stabilize somewhat, but there is a huge financial issue. The federation is raising the membership fee as a result.

The Association PSLL agreed to support the FLVDM on some level, but not without insisting on getting some value out of this membership. The gradual increase of the membership fee to over \$1,000 will not be accepted by the PSLL.

The FLVDM apparently needs more money for office equipment and other expenses, for example the salary raise of their biologist. Around 20 lake associations are members of the federation. Luc reports that the FLVDM has not been organized very well in the past, and the municipality has cut funding.

#### 5.4 Membership

David Hodgkin (chair) reported that as of the AGM, 138 members had signed up. Last year 308 members had signed up by the end of the year. The goal is 300 members.

He explained the various steps taken to collect membership:

- reminder letter end of August/beginning of September
- door hanger reminder in September
- visit by lake representative
- owners to speak to their neighbours and to see David for a list of non-members

#### 5.5 Recreation and Social Activities

Clayton Devine (chair) highlighted the past and future activities:

- The curling bonspiel was a big success and will be repeated next year.
- The sugar bush outing attracted less members and will probably be dropped.
- The fireworks were a great success.
- The golf tournament was to take place at Tecumseh Golf Course on August 20.
- The annual regatta will be held July 30; tickets for the roast are for sale immediately.
- The corn roast will take place August 27 at no cost; all members are invited.

### 6.0 ELECTION OF THE BOARD OF DIRECTORS

a) Laurent Roy chaired the election.

- **Alain Mercier** was nominated as *Vice-President* by **Stéphane Bergevin** and **Jacqueline Toupin** for a two (2) year term.
- **David Hodgkin** was nominated as *Treasurer* by **John Smart** and **Stéphane Bergevin** for a two (2) year term.

- *Shane Livingstone* was nominated as *Bataille Lake Representative* by **Luc Fournier** and **Odette Surch** for a two (2) year term.
- *Laurent Roy* was nominated as *Rhéaume Lake Representative* by **Stéphane Bergevin** and **Irma Bigras** for a two (2) year term.
- *Clayton Devine* was nominated as *Barnes Lake Representative* by **Tony Bernard** and **Cjohn Smart** for a two (2) year term.
- *Chris Hemmingway* was nominated as *Truite Lake Representative* by **Luc Fournier** and **André Cossette** for a two (2) year term.
- *André Cossette* was nominated as *Louise Lake Representative* by **Tony Bernard** and **Jens Urban** for a two (2) year term.

**All the aforementioned candidates were elected by ACCLAMATION.**

- b) Chevreuil Lake and Épinettes Lake remain without representation.

Special thanks to the outgoing board members.

## **7.0 OTHER BUSINESS**

The President welcomed the municipal councillor and Mayor and indicated that both would be available for questions.

### **Fireworks**

The Association asked the municipality to inform everyone about the fireworks regulations, which has been done. An additional article might be published in the next newsletter. The mayor reminds everyone that a permit has to be obtained for fireworks and the fire department checks the premises. Additionally, the noise by-law still applies (11 p.m. deadline).

### **Thefts**

The mayor explains that thefts are generally going down, but there sometimes is a spike until the thieves get caught.

### **Septic systems**

Tony Bernard reports that the emptying of the septic system organized by the municipality will be readjusted after the first initial experience.

### **Maintenance of private roads through municipality**

Claude Bergeron, Councillor of District 3, gave an overview of the program:

- All details of the program are on the Val-des-Monts website
- The program was created in order to help people who live on private roads (50% of roads in the municipality are private)
- The winter maintenance starts this year
- It is not a mandatory program, but to resolve disputes on roads and to facilitate collecting the maintenance fees
- The contract is awarded for three years
- There is a minimum number of residents that have to live on the road, an 50% +1 have to agree
- The roads become private roads with an allowance and cannot be fenced off
- After the residents as well as the owner of the road agree, the municipality will get a tender and then ask the residents one more time if they agree to the price
- Although the price might be higher than before, everyone on the road will be required to pay
- In the future, a summer maintenance program will be considered by the municipality
- A form will be on the Val-des-Monts website to facilitate getting the signatures through the road committees
- Only one vote per owner, even if there are multiple properties
- Properties without a building pay only 50%

Constance explains that the Association, as the owner of many roads, will come up with general criteria, but they will probably be almost identical to the municipality's.

The mayor of Val-des-Monts, Jacques Laurier, shared some news from the municipality:

- The municipality is growing fast, especially in the south sector
- There is a new park and a monitored boat launch at McGregor Lake, at Parc Pélissier
- The new soccer field is up and running
- The new elementary school location will be confirmed in the fall

**Q.1 Chêne Rouge seems to be less maintained this year during the summer?**

Jacques will forward this concern to public works, who have been very busy this summer.

**Q.2 Will there be calcium on the dusty roads again?**

Jacques says that calcium will be applied within the next two weeks.

**Q.3 Are there any plans for development by Lauzon, and has the municipality enough control over the development file?**

Jacques answers that a development plan was submitted about two years ago by Lauzon, but no projects have been submitted yet. The MRC is working on a new zoning plan, which will hopefully be done by February. The municipality can then adopt specific zoning by-laws for lot sizes etc.. So far, there is no contact from Lauzon. An environmental study has been done, but it will expire soon and would have to be done again.

Claude adds that the roads around Corrigan Lake that would have to be built in order to develop, would be extremely expensive due to the many wetlands and because of the municipal standard requirement for new roads.

As for Lauzon's clean-up of Carouges, the municipality keeps pushing the company to get this done.

**Q.4 What is the municipality's position on the FLVDM issue?**

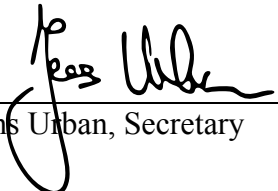
Jacques says that there is a 5-year agreement with the municipality to fund \$65,000 a year in order to pay for the biologist's salary, and Claude and Jacques are pushing council for an extra \$10,000. Claude, who used to be president of the FLVDM, made some suggestions and will see if any changes are coming.

**Q.5 What are the news on Harfang-des-Neiges road?**

Jacques reports that the legal proceedings are almost completed and that the issue should be resolved soon.

There being no further business, the Annual General Meeting was adjourned at 12:16 p.m.

Respectfully submitted,

  
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Jens Urban, Secretary

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Constance Hudak, President