

**APPROVED MINUTES
ANNUAL GENERAL MEETING
SUNDAY, JULY 22, 2018
J.A. PERKINS COMMUNITY CENTRE
17 DU MANOIR ROAD
VAL-DES-MONTS, QC**



Registration: 9:30 a.m.

Executive Committee Members in Attendance:

Constance Hudak (President), Alain Mercier (Vice-President), Jens Urban (Secretary) and Tony Bernard (Director).

Board Members in Attendance:

André Cossette, Clayton Devine, Luc Fournier, Chris Hemmingway, Shane Livingstone, Laurent Roy, John Smart, John Smith, Elaine Clarisse, Doug Holden, Flamur Canaj and Richard Legault.

Board Members' Regrets:

David Hodgkin (Treasurer), Chris Hemmingway and Paul Chedore.

Guest:

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

The attendance sheet had signatures from 53 property owners (see attachment # 1).

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

The President called the meeting to order at 9:37 a.m. and welcomed all participants to the Annual General Meeting of the Association.

1.0 APPROVAL OF THE AGENDA

- MOVED BY:** *John Smart*
SECONDED BY: *Monique Oaks*

THAT the Agenda be approved as presented.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 16, 2017 ANNUAL GENERAL MEETING MINUTES

- ☐ **MOVED BY:** *Shane Livingstone*
SECONDED BY: *Luc Fournier*

THAT the July 16, 2017 Annual General Meeting Minutes be approved as presented.

UNANIMOUSLY CARRIED

3.0 PRESIDENT'S REPORT AND RECOMMENDATIONS

- Constance began the meeting by thanking David Hodgkin, who had to step back from the position of Treasurer for health reasons. Jeff Hannah started to take over his responsibilities and was going to present himself for the position of treasurer.
- Constance then asked all the Association PSSL board members to stand and present themselves.
- Constance also thanked Cynthia Hamady for her excellent work on the newsletter once again.
- No other significant news occurred during the past year, the relationship with the mayor and the councillor are good and the municipality and the Association keep each other informed.

The Mayor of Val-des-Monts, Jacques Laurin, and the Councillor of Ward 3, Claude Bergeron were present to give updates and to answer questions,

Jacques briefly talked about the reason for the new garbage and composting program. The provincial government mandated the municipalities to reduce garbage by 40% within the next 2 years (currently the garbage is shipped to Lachute). Claude added that the cost for home composting is much lower and more feasible, since the houses in Val-des-Monts are spaced out. Home composting also has a positive impact on greenhouse gases. As for the garbage pickup schedule, Claude said that there will always be issues and less happy residents, but that the current schedule seems to work best.

Then Jacques mentioned that the intervention time of the fire department has been cut by half, which should have a positive impact on insurance rates in Val-des-Monts.

Question:

Will the waste reduction have a positive impact on taxation?

Answer by Jacques Laurin and Claude Bergeron:

In the long term hopefully. The municipality is also aware of the added cost of the new garbage bins (that can be picked up by the new trucks), but giving them away for free would have been unfair to residents who already bought the new bins by themselves.

Comment:

There are problems with animals and the new compost bins (racoons etc.).

Reply by Jacques Laurin and Claude Bergeron:

The municipality is aware of it, but there are several feasible workarounds to prevent this. For example, don't put meat in the composter, put gravel around the bin and screw the front opening shut (it can also easily be closed with a carabiner clip on the new models).

Question:

Why do we need new garbage bins?

Answer by Jacques Laurin and Claude Bergeron:

You need a square bin so it can be picked up by the truck mechanically. The municipality sells square bins for \$80, but they can also be purchased at Rona or Canadian Tire etc.. They can not be larger than 360 litres. The garbage will now only be picked up every two weeks.

Question:

How about construction waste?

Answer by Jacques Laurin and Claude Bergeron:

Currently, you have to organize your own disposal, but the municipality is working on a special deal for residents.

Question:

What should we do if the garbage doesn't get picked up?

Answer by Jacques Laurin and Claude Bergeron:

Contact your councillor or the municipality.

Question:

What can we do with old furniture?

Answer by Jacques Laurin and Claude Bergeron:

Large items will be picked up once a month. The schedule is on the website of the municipality.

Question:

There are rumours of a park being built near Lac Bataille beach. Are they true?

Answer by Jacques Laurin and Claude Bergeron:

No, it was simply an idea put forward by a municipal employee. No plans for a park are in the works.

Question:

Is there any news on extending the guard rail on chemin Chêne Rouge?

Answer by Jacques Laurin and Claude Bergeron:

It is best to send an email to Claude to address this, so he can forward it to public works. Also, please contact the mayor or Claude if you see any environmental violations. Between \$12,000 to \$20,000 are spent every month by the municipality to address environmental issues. Most of the time the municipality wins. Usually, the owner has to put the land back into its original state with the help of an engineer. This is very costly and there is usually also a fine.

Question:

What should we do if the contractors working on a property claim that they have a permit to take down trees?

Answer by Jacques Laurin and Claude Bergeron:

You should immediately contact the municipality.

Question:

Has anything been done to address the issue of milfoil in some lakes?

Answer by Jacques Laurin and Claude Bergeron:

The water management plan that is currently being developed will address the milfoil issue.

Question:

Will chemin Blackburn be paved along the beach?

Answer by Jacques Laurin and Claude Bergeron:

It is in the works, also for some parts of Chêne Rouge. It is mainly a budget issue at the moment.

Question:

Are wake boats allowed on Lac Rhéaume?

Answer by Constance Hudak:

The Association can't control what types of boats will be launched from private properties. However, Association PSLL does not allow wake boats or jet skis to be launched from the association's boat launch on Lac Bataille beach.

Question:

Would it be possible to ban powerboats?

Answer by Jacques Laurin:

Some lakes are working on such a ban, but it has to go all the way up to the federal government. It took 7 years for some lakes who successfully banned powerboats.

Answer by Constance Hudak:

The majority of boat owners are respectful, and many bought their cottage to do some kind of boating. Only a few are unreasonable. In that case, it is best to call the police.

Question:

Why did the municipality change the septic emptying program to a measuring program?

Answer by Jacques Laurin and Claude Bergeron:

For two reasons. The program was very expensive and the company lost money on it. There were also many complaints, since many people did not need the system to be emptied that frequently. Provincial law also requires the septic system to be measured once a year.

In closing, Claude asked everyone to observe the fire ban, since it was too dry at the time. The link to the fire ban info is at the bottom of the PSLL website.

4.0 TREASURER'S REPORT

Due to the unexpected illness of David Hodgkin, Jeff Hannah will finish the report over the remainder of the year and try to get the books up-to-date. No special expenses are expected and we expect the books to be not much different from the previous years. We will email the statement and budget once we have everything together and should resume the usual cycle next year.

5.0 REPORTS FROM THE BOARD COMMITTEES

5.1 Communications

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

She also thanked Jens for maintaining the website and sending the emails to members.

5.2 Property Holdings and Issues

Tony Bernard reported the following on Rights of way (ROW):

- Private Roads (owned by the association)
The association pays taxes and carries liability insurance on the roads which it owns. Property owners on said roads enjoy unrestricted access to their properties, but are responsible for the maintenance and upkeep of those roads.
Some properties located in Val-Des-Monts on roads owned by the Association have a Right of way (ROW) included in the sale document or deed. Those that do not are increasingly requesting a ROW from the Association which requires an approved motion from the Board of Directors. Rather than deal with this on a case by case basis and to save Directors and Notaries time, the following motion is was proposed at the Board meeting in April. This motion does not change, in any way, the policy regarding roads as found on the Association PSLL website.

Board MOTION: Adopted April 14, 2018

That the Board of Directors, Association PSLL, be given a permanent, blanket authority and be empowered to sign off on and assign a ROW for any road owned by the Association; when requested to do so by a property owner on that road.

- The sale of the PSLL ROW (which is undeveloped property) at 54 Chemin de Lac Bataille is virtually complete with only the final paperwork and our receipt of money to be finalized.
- Board Minutes, September 2017 - A ROW was requested for Association PSLL properties for hydro and telephone access for Lac Corrigan owners. As it is the established board practice, the board does not object to right-of-ways for Hydro-Québec or Bell benefiting Association PSLL members. No objections were voiced by the board members to grant these right of-ways and all board members consented to granting the right-of-way. As per bylaw, one member of the executive was authorized to sign the relevant paperwork.

5.3 Environment

Doug Holden reported that the phosphorus testing this year was the latest so far. The water quality and the health of the lakes is at the core of our Association and the test results look good once again.

As for fish stocking, due to David Hodgkin's health scare last year, fish stocking was skipped and the collected amounts will be added to this year's fish stocking. As a side note: if the rainbow trout stocking permit is not used for 2 years, it will expire.

There is also the question if milfoil already arrived at our lakes. Doug asks residents to send a photo of the plant and collect a sample, if they suspect milfoil. The Association could hire the biologist from the lake federation to confirm if it really is milfoil.

5.4 Membership

Jens will resend an email to all residents to remind them of the convenient PayPal paying method for the membership.

5.5 Recreation and Social Activities

Jens Urban reported that the annual regatta will take place as usual, and the corn roast as well.

6.0 ELECTION OF THE BOARD OF DIRECTORS

a) Laurent Roy chaired the election.

- *Alain Mercier* was nominated as *Vice-President* by **Constance Hudak** and **André Cossette** for a two (2) year term.
- *Jeff Hannah* was nominated as *Treasurer* by **Jens Urban** and **Richard Legault** for a two (2) year term.
- *Shane Livingstone* was nominated as *Bataille Lake Representative* by **Claude Bergeron** and **Jens Urban** for a two (2) year term.
- *Laurent Roy* was nominated as *Rhéaume Lake Representative* by **Irma Bigras** and **Richard Legault** for a two (2) year term.
- *Clayton Devine* was nominated as *Barnes Lake Representative* by **André Cossette** and **Tony Bernard** for a two (2) year term.
- *Doug Holden* was nominated as *Épinettes Lake Representative* by **Thérèse Murphy** and **Odette Surch** for a two (2) year term.
- *Chris Hemmingway* was nominated as *Truite Lake Representative* by **Luc Fournier** and **Constance Hudak** for a two (2) year term.
- *André Cossette* was nominated as *Épinettes Lake Representative* by **Jens Urban** and **Tony Bernard** for a two (2) year term.

All the aforementioned candidates were elected by ACCLAMATION.

b) Chevreuil Lake and Maskinongé Lake remain without representation.

Special thanks to the outgoing board member David Hodgkin.

7.0 OTHER BUSINESS

- It was agreed to maybe invite a notary to the next AGM to answer questions with respect to Quebec wills.
- The Chêne Rouge sign does not belong to Association PSL, so it has no objection to neighbours repainting it.
- Jens will order more professional signs for the 4 main intersections on our domain.

There being no further business, the Annual General Meeting was adjourned at 11:22 a.m.

Respectfully submitted,

Jens Urban, Secretary

Constance Hudak, President



2018 AGA PSLI AGM 2018

Nom/Name	Lac/Lake	Adresse/Address
Carl Sourland ANNE RICARD	Bataille	28 chemin Gill
Sylvie Sylvie	Bataille	15 ch des Eperiers
Pierre Desnel	Bataille	686 Blackburn
Nelson Cogle	Bataille	019 rue du Communaut
Franco Laverdun	Bataille	28 Chemin du Grand Pic
Claude Linda Bisson	Bataille	54 CA. LAC BATAILLE
IRMA BIGRAS	Bataille	25 Grand Pic
CLAUDE BERGERON	MASKINONGE	82 MASKINONGE RD. N
Florence & Suzanne Gouj	Barnes	74 Chemin de la Barrière
Christina Roche	Rheume	38 Ch des Buses
SCOTT WINDSOR	RHEAUME	737 BLACKBURN
Martha Savoy	Rheume.	54 Harfang-des-Neiges
Dominique & Phicir Macky	Rheume	243 CH. BLACKBURN
JOHN PIPER/JACQUELINE TROPIN	RHEAUME	5 CH. HAFANG DES NEIGES
Sheila Cameron/Dave Freilayson	"	39 Chemin des Buses
Willie Miller	Bataille	22 du Monneau
HAROLD SORIE & HARRY JUNG	RHEAUME	14 HARANG DES NEIGES
Serge et Gladys Monette	Bataille	32 Alouettes
Bridgette Duicent	Bataille	20 Chemin des Oisierac Marches
Vivian & Susan Soren	"	890 Chemin Blackburn



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Nom/Name	Lac/Lake	Adresse/Address
Elaine CURISE	Bataille	7 TANGARA
John Smith	Rhéoume	58 Rhéoume
John Hodgkin	Rhéoume	46 Orioles
Jeff Hamel	Bataille	585 Blackburn
Pas Urban	"	604 Blackburn
Yve Fournier	Bataille	40 ALOUETTES
LAURENT ROY	Rhéoume	60 CANARI
THIÉRESI RICHARD	MURPHY RHÉOUME	522 CHÊNE ROUGE
AILEEN LAMONT	Rhéoume	40 CANARI
Mike McMillin	Lac Rhéoume	19 Brisebois
Sharon & Jony Bernard	Lac Rhéoume	22 Starjung des Neiges
Jacques & Andrée Robuc	Lac Bataille	37 Ch. Recce
Louise & Georges Proulx	Rhéoume	26 ch du Harfang des Neiges
Bruce & Jaye Holden	Rhéoume	15 McNICOLL
Constance Hubak		23 Pintade
Don & Penny Serch		818 Blackburn
Shane Lauron	Bataille	80 Lac Bataille
Denis & Thérèse Lauron	Bataille	840 Blackburn
Debi Cuervier	Rhéoume	26 du cardinal
FRANÇOIS CORRIVEAU	BATAILLE	674 Blackburn

2018 AGA PSLL AGM 2018



Nom/Name	Lac/Lake	Adresse/Address
Ann Weston	Rheume	514 ch chène-ronge
Antoine		
Richard & Lynn Legault	Rheume	10 Harf. des Neiges
Audie COSSSET	Louise	23 des Calouques
CYNTHIA HAMADY	BARNES	147 DULAC BARNES
Pierre JACOB	Rheume	510 ch. chène Rouge
Ramée Morneau		" "
Mike Inskip	"	514 Chem chène Rouge
Steve Oremush	Bateille	19 Pintades
ALAIN MERCIER	Mackinac	58 Mackinac
Denoit LECLERC	RHEUME	38 Harfang-des-Neiges
MARL BUCLE & Claire Theriault	RHEUME	43 Chemin Brisebois
Jim ROBAR	RHEUME	188 HARFANG-DES-NEIGES
John & Pat Smart	Petite	36 ch. des Moineaux