

**APPROVED MINUTES  
ANNUAL GENERAL MEETING  
SUNDAY, JULY 25, 2021  
LAC BATAILLE BEACH  
582 CHEMIN BLACKBURN  
VAL-DES-MONTS, QC**



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

**Executive Committee Members in Attendance:**

Constance Hudak (President), Jens Urban (Secretary), Jeff Hannah (Treasurer), Luc Fournier (Lake Representative)

**Board Members in Attendance:**

John Smith, Shane Livingstone, Richard Bourassa, Elaine Carisse, Benoît Leclerc, Harry Jones, Aileen Lamont, Jacques Bolduc, André Cossette

**Board Members' Regrets:**

Paul Chedore, Alain Mercier (Vice-President), Chris Hemmingway, John Smart, Laurent Roy, Clayton Devine, Flamur Canaj

**Guests:**

Claude Bergeron, Councillor District 3; Jules Dagenais, Mayoral Candidate.

There was no sign-in sheet due to Covid-19 pandemic restrictions, but around 50 property owners were present.

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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**

It was suggested to add the Conservation Group presentation under 5.2, and to ask the Councillor to speak right after the President.

- MOVED BY:** *Claude Bergeron*
- SECONDED BY:** *Elaine Carisse*

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

**UNANIMOUSLY CARRIED**

## 2.0 APPROVAL OF THE SEPTEMBER 06, 2020 ANNUAL GENERAL MEETING MINUTES

- ❑ **MOVED BY:** *André Cossette*  
**SECONDED BY:** *Claude Bergeron*

**THAT the September 06, 2020 Annual General Meeting Minutes be approved as presented.**

**UNANIMOUSLY CARRIED**

## 3.0 PRESIDENT'S REPORT AND RECOMMENDATIONS

Constance began the meeting by thanking all volunteers, especially all the people helping during the Covid pandemic. The email alerts proved to be an effective communications tool.

Constance mentioned that she would make more remarks under the appropriate agenda points and introduced our municipal councillor Claude Bergeron.

Claude said that it was nice to see everyone after a long pandemic year, and that it was his first public meeting since lockdowns. He reported that the municipal council is back to in-person meetings with a limited number of public attendances.

The municipality experiences three times as much construction as usual and the offices are somewhat overwhelmed at the moment.

Furthermore, the municipality received \$2 million from the province for the new fire station on chemin St. Joseph. For that reason, Claude opposed the tax hike, although he would have opposed it either way.

Claude will be running for councillor again in the 2021 municipal election, the Mayor, Jacques Laurin, will not run again. Claude then briefly presented former Councillor Jules Dagenais, who is running for Mayor. He had been a councillor for 9 years before, 4 of them at the same time with Claude. He was previously the Director of Finance for the Roman-Catholic Archdiocese and is now concentrating on the election full-time.

As a final point, Claude asked that all concerns with respect to the new urban development by-law to be sent to him by email. The municipal council has been taking comments from the constituents for the last 2 months and checking the proposed by-laws from the MRC.

Claude then answered some questions by the members:

- Question: Does the urban development by-law propose major changes?  
Answer: There are no major changes, but little details everywhere. Grandfathered rights had to be addressed, since they were forgotten by the MRC.
- Question: Are we assured that whatever is built will be grandfathered?  
Answer: Nothing will change for grandfathered rights. All concerns from residents will be considered and hopefully addressed.

- Question: Is the municipality trying to get jurisdiction for the lakes?  
Answer: The municipality is currently involved with a request from Lac St. Pierre to ban wake boats. It is a complicated issue, and the municipality is in consultation and in court to figure it out. As for motorboat bans, Claude was in the past involved with getting an exemption for lakes on a federal level, but too many people have to be consulted. However, the Quebec Federation of Municipalities is currently trying to get jurisdiction over smaller lakes. Stipulations on sales contracts as to motorboats have no legal force, it is just voluntary.
- Question: The conservation zone to the shoreline is 20 metres in the new by-law proposal. Does this affect new properties?  
Answer: Claude does not agree with this and is trying to get a change to 15 metres.
- Question: Does the municipality enforce illegal tree cutting on shorelines?  
Answer: The municipality spends around \$25,000 every month to pursue these cases. The law requires an engineer plan before replanting the trees, so people do it properly. Unfortunately, the follow-up procedures are required by law and the municipality has to follow them.
- Question: What is the intention of the municipality to slow down traffic on chemin Blackburn and along the beach?  
Answer: Claude has been trying to get funding to pave chemin Blackburn along the beach for 6 years now, hopefully it will happen as long as he is councillor. Claude asks as many people as possible to contact him for a stop sign or any other changes that would slow down traffic, so he can show council support from the constituents. There will also be a general slowing down to 40 km/h on most smaller streets.

**MOTION TO ASK THE MUNICIPALITY TO INSTALL A THREE-WAY STOP AND SLOWDOWN SIGNS AT THE INTERSECTION OF CHEMINS BLACKBURN AND BATAILLE.**

- **MOVED BY: *Richard Legault***  
**SECONDED BY: *Luc Fournier***

**UNANIMOUSLY CARRIED**

- Question: Are there plans to have a public beach on Lac Bataille?  
Answer: There are no plans to do this, the municipality already has more than enough on its hands with the existing three parks.
- Question: Is Bell installing high-speed Internet?  
Answer: It looks like everyone will have access to high-speed Internet in the domain within the next 2 years. There will be probably 2 competitors: Bell and Cogeco.
- Question: Any tips on what to do against racoons getting into the compost?  
Answer: Claude simply lets them take it out, which is possible if you have a larger property. Compost pick-up by the municipality would cost \$1.3 million, and it would be too expensive. Jens suggests purchasing the green composting cone from the municipality, which is racoon proof. He will send an email with the link out. Constance reminds people

to throw some leaves or so in the compost to show the municipality that one is using it, even if you bring the compost back to the city.

#### 4.0 TREASURER'S REPORT

##### 4.1 2020 Financial Statements

Jeff Hannah briefly reviewed the *2020 Financial Statement* (see Attachment #1). There were no event expenses this year, however, there were also no advertising revenues. Altogether, this results in a very small surplus compared to previous years. The membership stands at 230, the goal being 300 like every year. \$300 has been received for fish stocking already.

Jeff asks to identify yourself when sending e-transfers, it is sometimes difficult to see who exactly it is. The name of the lake would already help a lot.

- Question: With the municipality paying some of the water testing, shouldn't there be a larger surplus?  
Answer by Richard Bourassa: The vast majority of water testing costs is for *E.coli*, which is still paid by the association. The savings are around \$100-\$200.
- Question: Should be purchase slow-down signs for the roads?  
Answer: Claude will check if we can install our own signs with the municipality.

☐ **MOVED BY:** *Elaine Carisse*  
**SECONDED BY:** *John Smith*

**THAT the Association's *Financial Statement for 2020* be approved as presented to paid members and previously recommended by the Board of Directors.**

**UNANIMOUSLY CARRIED**

##### 4.2 Projected 2020 Budget

Jeff Hannah briefly presented the *Projected 2021 Budget* (see Attachment #1).

☐ **MOVED BY:** *Elaine Carisse*  
**SECONDED BY:** *John Smith*

**THAT the Association's *Projected 2021 Budget* be approved as presented.**

**UNANIMOUSLY CARRIED**

## 5.0 REPORTS FROM THE BOARD COMMITTEES

### 5.1 Communications

Constance Hudak thanked the publication team for the *Newsletter*, especially editor Cynthia Hamady, all contributors, Odette Surch as translator, and everyone else who helped.

Cynthia added that we would welcome more advertisers for the newsletter, and Constance asked all members to please visit the businesses of previous sponsors.

### 5.2 Property Holdings and Issues

Luc reported that the year was quite normal for the committee with 3-4 easements and a few sales of small bits of properties, maybe a little more due to the pandemic and a few more transactions related to it.

Colette and Justine from the PSLL Conservation group then did a short presentation on proposals for the land on sale and for potential development by Lauzon:

- Different options are being explored
- The group is in contact with various organizations, including Nature Conservation Canada
- The is complex, and ACRE in Chelsea is too busy with their own land
- Taxes, insurance and charitable status are the main issues
- Around 3,000 acres are for sale, and around 200 acres at the end of Harfang des Neiges could be bought immediately
- The group posted an article in the newsletter and has a large mailing list
- Most people on the list are in favour of keeping the bought land private and not public. Some organizations only support these purchases if it becomes public land.

Constance said that the Association PSLL will support with communications but doesn't have funds to participate financially. Justine said that at the moment the group is looking for survey and seed money.

### 5.3 Environment

André referred to page 8 of the newsletter, where the exact amount of fish stock contribution was listed. The trout are around 8-10 inch and that comes to around \$2.35 per fish (for around 2,600 fish last year). He estimated that around 30% are lost to bass, loons etc.. He thanked all volunteers and is looking forward to the fall when we will stock with rainbow and speckled trout again.

Richard also referred to the newsletter where the new water testing routine is explained. The municipality pays for the testing, except for *E.coli* testing. He thanked all volunteers and biologist Samantha from the municipality, the cooperation worked very well. Testing results will be posted on the website as soon as available.

Richard also asked that any environmental questions be sent to him or to the association, so we can consult with the municipal biologist.

#### 5.4 **Membership**

Jeff had reported 230 members at this point. The Association estimated that there are probably around 400 different property owners who own properties with houses on them (several own more than one). If a second property is rented out, it is recommended that the owner should purchase a separate membership for that property.

#### 5.5 **Recreation and Social Activities**

Due to Covid-19, events will still be on hold for one year, except the Music on the Water series.

### 6.0 **ELECTION OF THE BOARD OF DIRECTORS**

- a) Richard Legault chaired the election. In order to speed things up during the pandemic, the board had asked all returning candidates to declare their intention to run beforehand. There were therefore all nominated by Constance Hudak and Jens Urban.
- *Constance Hudak* was nominated as *President* by for a two (2) year term.
  - *Jens Urban* was nominated as *Secretary* for a two (2) year term.
  - *Elaine Carisse* was nominated as *Bataille Lake Representative* for a two (2) year term.
  - *Luc Fournier* was nominated as *Bataille Lake Representative* for a two (2) year term.
  - *Shane Livingston* was nominated as *Bataille Lake Representative* for a two (2) year term.
  - *Harry Jones* was nominated as *Rh aume Lake Representative* for a two (2) year term.
  - *Beno t Leclerc* was nominated as *Rh aume Lake Representative* for a two (2) year term.
  - *John Smith* was nominated as *Rh aume Lake Representative* for a two (2) year term.
  - *Flamur Canaj* was nominated as *Barnes Lake Representative* for a two (2) year term.
  - *Pierre Carmona* was nominated as *Maskinong  Lake Representative* for a two (2) year term.
  - *Richard Bourassa* was nominated as * pinettes Lake Representative* for a two (2) year term.
  - *Paul Chedore* was nominated as *Corrigan Lake Representative* for a two (2) year term.

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

- b) Chevreuil Lake remains without representation.

Special thanks to the outgoing board member John Smart!

## **7.0 OTHER BUSINESS**

The access of the public to the beach was discussed by the members, especially with respect to the use of the boat launch by renters.

The association will plant a cedar hedge along the road to make it even more clear that it is a private beach, signs will be made more clear as well.

Quebec has clear rules as to how a property can be rented (permits etc.), and any violation should be reported (email to follow).

At the next Board of Directors meeting the directors will discuss on how to adjust the boat launch policy and maybe also add a sticker system to identify members. Bruce Black also volunteered to check the beach goer's membership status.

There being no further business, the Annual General Meeting was adjourned at 11:37 a.m.

Respectfully submitted,

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Jens Urban, Secretary

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Constance Hudak, President

Attachment # 1

**Association PSLL  
Income and Expenses  
January - December 2020**

	<u>2020</u>	<u>2021 to date</u>	<u>2021 Projected</u>
<b>INCOME</b>			
<b>Non-Profit Income</b>			
Fish Stocking Contributions	3,765.00	260.00	3,000.00
Membership Dues	13,455.00	7,020.00	14,625.00
misc. Non-Profit Income	1,170.75		
<b>OTHER INCOME</b>			
Interest earned	95.21	84.00	100.00
<b>TOTAL INCOME</b>	<b>\$ 18,485.96</b>	<b>\$ 7,364.00</b>	<b>\$ 17,725.00</b>
<b>EXPENSES</b>			
Bank charges	44.00	31.65	60.00
Event Expenses	126.67		200.00
Insurance - Liability	2,154.85		2,600.00
Newsletter Expenses	1,830.99		2,000.00
Office expenses	1,721.23		1,500.00
PayPal Fees	356.32	172.30	250.00
Repair and maintenance	158.47		200.00
Roads	1,800.00		1,800.00
Fish Stocking	6,265.00		5,500.00
Water Testing	1,907.77		1,600.00
Taxes and Licenses	382.00	884.55	1,000.00
<b>Total Expenses</b>	<b>\$ 16,747.30</b>	<b>\$ 1,088.50</b>	<b>\$ 16,710.00</b>
<b>PROFIT / LOSS</b>	<b>\$ 1,738.66</b>	<b>\$ 6,275.50</b>	<b>\$ 1,015.00</b>

**ACCOUNT STATEMENTS AS OF DECEMBER 31, 2020**

Cash on hand	113.00
Chequing account	14,055.56
Savings account	5.00
Term deposit	2,000.00
Term deposit	4,000.00
PayPal Clearing Account	1,135.37
<b>Total Cash and Cash Equivalent</b>	<b>\$21,308.93</b>