

Black Lake Property Owner's Association: 2017 AGM Minutes
2017 ANNUAL GENERAL MEETING MINUTES

DATE & TIME: July 8, 2017 8:30am-11:30am

PLACE: North Burgess Hall

A G E N D A

1. WELCOME AND CALL TO ORDER: *Bob Porter*

Presentation: Introduced the lake association board, briefly discussed recent activities such as the BLPOA survey on garbage issues, and a quick overview of the agenda. Noted that the new Black Lake shirts worn by the executive were purchased by them, not charged to the association.

2. ADDITIONS AND ADOPTION OF AGENDA: *Cliff Halliwell*

Presentation: Noted that if anyone wants to discuss other issues, we have left a block of time at the end. Such issues can be formally added to the agenda now. Bear in mind that our last issue is TVT and garbage.

3. LEGAL LIABILITY WAIVER: *Cliff Halliwell - Reading*

Read: No Director, Officer or Executive Member of the Black Lake Property Owners Association shall be liable for the acts, receipts, neglects or defaults of any other Director, Officer, Member or Agent or for joining in any receipt or other act for conformity, or for any loss, damage or expense happening to the Association through the insufficiency or deficiency of any act made on behalf of the Association, including any loss or damage which may arise as an error of judgment, oversight, or misfortune that may occur in the execution of his/her duties.

4. APPROVAL OF 2015 AGM MINUTES: *Cliff Halliwell - Motion*

Motion: That the 2016 AGM Minutes be approved. Moved by Ken Shultz, seconded by Tony Nichols, carried.

5. STANDING ITEMS:

5.1. 2015 Financial Report: *Phil Dudgeon - Motion*

Presentation: Similar membership in 2016 to other years, at around 50. Cleared out the old clothing items at half price, recorded as a loss. Revenues down from 2015: \$1,332 versus \$1,536. Costs still below revenues, with insurance unchanged and supply costs low, including the web hosting fee. Net income was \$169. We keep over \$5,000 in the bank, to avoid bank fees. Lynne Marsh reviewed the 2016 financial statements and found that they were fine.

Motion: That the 2016 financial statement be approved. Moved by Phil Dudgeon, seconded by Carol White, carried.

5.2. 2016 Membership Fees: *Phil Dudgeon – Motion*

Presentation: We have kept the fees at \$25 for years.

Motion: That the membership fees be kept at \$25. Moved by Phil Dudgeon, seconded by Al [Nakami?], carried.

5.3. 2016 Volunteer Firefighters Donation: *Phil Dudgeon* – Motion

Presentation: We raised the donation to \$200 and propose keeping it the same.

Motion: That the donation to the volunteer firefighters be kept at \$200. Moved by Phil Dudgeon, seconded by Denis Doyle, carried.

5.4. 2016 Insurance Renewal: *Phil Dudgeon* – Motion

Presentation: The insurance is necessary, because of the association activity in putting out buoys. The annual bill does not come in until August or September, but has not changed for a year.

Motion: That the association continue its insurance policy. Moved by Phil Dudgeon, seconded by Neris Allen, carried.

6. FIRE SAFETY AND PERMITS: *Chief Greg Saunders*

Presentation and Discussion: The long name ('Drummond/North Elmsley Tay Valley Fire Rescue') reflects the fact that the department is owned by two separate townships, a sharing that still works after years. They don't see any need to change. One station is in Perth and one in Maberly. It is hard to cover the area with two stations, but probably difficult to have a third or, especially, staff it with trained people.

The budget is just under \$1 million. The department is a volunteer department, but the volunteers are paid for actual firefighting and training. There are 55-60 staff, with an equivalence to about 4½ full time. The Chief is, of course, a full-time position.

Perth is the busiest station, with around 150 calls, while Maberly is around 85 calls. They also train once a week. They own 16 pieces of equipment, including an ATV and a boat.

There are lots of campaigns to get people to ensure they have working smoke alarms, but people also need to be reminded to use carbon monoxide detectors if they do any combustion heating, even wood. Carbon monoxide detectors are now legally required. They should be placed where you can hear them, usually near where you sleep. People also need to remember that smoke alarms have a 10 year life span. The button/alarm may still work but not the sensor!

New builds of cottages and homes have lots of fire safety requirements.

A big issue can be private road access and poor access can considerably slow response. If you have a structural fire it can require lots of big equipment. We often must bring water tanks, as local water sources can be a problem when we have a drought like last year. Ideally a road width of 8 feet is needed, and a brush cutback of 16 feet! Ambulances also need access. So, update your road.

We cover over 900 square kilometers. If you have a fire we find you by your rural address system, which was put in place in 1998. We used to have to use the smoke to find the fires.

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So, keep your blue signs in and visible. If your address sign is damaged, call Tay Valley Township public works.

Fire extinguishers are not required, but a good idea. When using them, though, job 1 is always safety. They need to be tested, and are typically only good for about 6 years. *Perth Fire Extinguisher Services* can test them. We can too. If they are expired, we can take them or *Perth Fire Extinguisher Services*. If you are buying one, make sure to get one that is ABC: with A being wood/paper/grass, B being oil/gas and C being electrical. A 5-pound capacity is good. We could give a demonstration on how to use a fire extinguisher next year.

Old land lines are linked to 911. If you call 911 the call is steered to whichever of police/fire/ambulance which is most appropriate, and they then contact the other services if needed. You need to give good contact information, especially the full address (even more important if calling from a cellular number).

Open air fires can be an issue. We have had a permit system for thirty years and you need a permit for any fire greater than 2 square feet. Permits are free and can be obtained from us or the Township office. Then, when you have a fire you call in with your permit number. There used to be more garbage burning, but much less now. Remember, PT (pressure treated) wood should not be burned.

A good fireplace must have a fireproof base, as fires can travel underground.

Donations are used to help buy some specialized equipment that we might not normally have. Recently we bought some specialized gloves.

Action Item: The Executive will try to arrange for a demonstration of fire extinguisher use at next year's AGM

5. STANDING ITEMS (continued):

5.1. Hazard buoys: Discussion

Presentation: Last year this was a problem. Doug Lawless took this on this year. We bought additional chains and blocks for anchoring systems. We have enough for another 10 buoys and there are a few extra buoys that Doug has.

5.2. Communications Update: *Bruce Burwell* - Discussion

Presentation: Three years ago we had a weak web page with occasional emails and around 10-20 Facebook users. Last year Facebook had around 80 people. Right now we are around 145 people on Facebook.

There are about 115 people on the email distribution list. Don't forget that you have to sign up at the web site to receive emails. We did a quick email survey to see if we could just use Facebook, but some respondents don't want to sign up to social media and want email to

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continue. So, we will continue to use email for key document distribution (such as the newsletter and minutes).

7. OTHER BUSINESS

7.1. Clothing: Information - *Neris Allen*

Presentation: We have run out of old clothing for the most part (the rest is being distributed as prizes from the draw) and the Executive decided to order new clothing, with the font changed so that Black Lake is more readable. The Executive purchased their own, in part to jump start the purchase. We have already sold out of some sizes/colours. We have not considered ordering golf shirts, but could consider it if there is interest. They would cost in the 30s.

7.2. Other Discussions

Discussion: Some discussion of loud music, but flagged that most times noise usually stops after 10:00pm. Compliments to the Canada Day 150 Flotilla. Questions about any 'official events' and response that the flotilla information was on Facebook but is not an official BLPOA activity.

8. NOMINATIONS FOR THE BOARD OF DIRECTORS

8.1. President: *Phil Dudgeon*

Presentation: Phil Dudgeon steered this item, to avoid a potential conflict with the Chair advocating for his election to the Presidency. Phil asked if anyone else wanted to be President. There were no volunteers.

Motion: That Bob Porter be elected President. Moved by Phil Dudgeon, seconded by Brian Caughey, carried.

8.2. Directors: *Bob Porter*

Presentation: At last year's AGM, Brian Johnson volunteered to be on the Board and was elected. After the AGM Bill Woodley also volunteered, so he was added pending any official confirmation at this AGM. This gives us a full slate of directors, but if anyone else wants to volunteer we could have a contested election. In the past, our issue was not so much how to elect a board but how to find enough people. We ought to think a bit more about having a process to regularly renew the executive.

Motion: That the current executive, including Bill Woodley, be elected. Moved by Phil Dudgeon, seconded by Greg Boyer, carried.

Action Item: At its next meeting, likely early August, the Executive consider how it would somewhat more formalize and document the process for seeking Executive candidates and electing them and having a degree of regular renewal.

9. DATE OF NEXT MEETING

Announcement: We are always the second Saturday in July, which would be July 14 in 2018.

10. KEEPING OUR LAKE CLEAN

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10.1. Water Quality Update: *Meaghen McDonald* (RVCA)

Presentation: Sarah McLeod was unavailable, so Meghan of the *Shoreline Standards Program* at RVCA presented with the help of Sarah's notes. RVCA has its Watershed Watch program, reviewing 10 near-shoreline sites 4 times a year. In the August test, we will test for invasive species. The 2016 results were comparable to last year, although nutrient counts were down. There were 2 E Coli counts per [whatever], way below the cut point for a problem of 100. The *Secchi Disk* (water clarity) metric was also better, at 5.7m versus a normal 5.3m.

10.2. Shoreline Management: *Meaghen McDonald* (RVCA))

Presentation: Owners can help keep the lake quality high. Get your septic pumped/checked every 3-5 years. Keep much of the shoreline natural, as it reduces runoff of nutrients into the lake. Any hard surfaces reduce the absorption capacity of the land surrounding the lake. If slopes towards the lake are severe, try to terrace them. Evestrough should be redirected towards vegetated area.

RVCA can come to your property and advice on shoreline plantings. They will even cover up to 75% of the cost of plantings. That could leave you paying only \$30 to \$50 on \$100 to \$150 of plants. If we plant them too, the cost would be \$200 to \$300.

Discussions: On tent caterpillars, there is little that can be done. You can wrap burlap around tree trunks and clean them up. Zebra Mussel populations have been somewhat up and down, likely because our lake calcium level is borderline for them. There is no regulated wetland on Black Lake. On ticks and Lyme Disease, Margo had pamphlets available at the Perth Hospital on tick bite prevention and treatment steps to take if bitten.

10.3. Septic Management: *Meaghen McDonald* (RVCA)

Presentation: The Rideau-Mississippi septic office can provide information, especially for those whose septic systems may have been affected by this Spring's flooding.

11. TAY VALLEY TOWNSHIP UPDATES:

11.1. Planning, Zoning and Permits: *Noelle Reeve* (TVT Planner)

Presentation: There are many Canada 150 events in TVT, listed on the TVT web site. TVT is still taking applications for Legacy Cottages, until the end of August. TVT is looking at 'age-friendly' community issues, to help people 'age in place'. They are considering issues such as 'co-housing' and 'tiny houses', although these would require zoning changes, and low-scale transportation possibilities where they are working with Lanark County to explore options. If you want TVT updates, you can sign up for the newsletter at the web site (<http://www.tayvalleytwp.ca/en/news/subscribe.aspx>). We have sold a lot of copies of the TVT anniversary book, but if we can get to \$30,000 in revenues the scholarship can be funded in perpetuity.

11.2. Other (Non-Trash) TVT Issues: *Keith Kerr* (TVT Reeve)

Presentation: North Shore road engineering is taking place this year and the repair contract for next year.

11.3. BLPOA Garbage Issue Survey Results: *Brian Johnson* (BLPOA)

Presentation: Brian Johnson presented the results of the survey that BLPOA did of its members. The survey was prompted by the Executive's feelings that we need more communications and the feedback that TVT Council got when debating the garbage issue in the Soring. Our survey was based on the Christie Lake Association survey. Our key results were that 85% of respondents were on private roads and virtually all opposed and that Glen Tay would be less convenient as a drop-off site than Stanleyville. About 2/3 of respondents oppose 'pay as you go' while about one third would be willing to accept it for environmental reasons.

Our survey results are here: <http://blacklakeassociation.ca/wp-content/uploads/2017/06/BLPOA-Waste-Management-Survey.pdf>

11.4. TVT Garbage Plans Update: *Keith Kerr* (TVT Reeve)

Presentation: There are lots of rumours about what we plan to do and lots of disinformation. Council looked at collecting on private roads, but it is not possible. Glen Tay will still be open for drop-off under any plan. Nothing is 'carved in stone'. We are still gathering info. We will not be doing what Drummond/North Elmsley did, where there are numerous local sites for bags etc. Officially we have yet to hear from the BLPOA. Council will vote on this on August 8th.

Discussion: There is a health issue to having more collection sites: mice bearing ticks and Lyme disease.

12. 50/50 Draw

13. ADJOURNMENT
