

Black Lake Property Owner's Association
2019 ANNUAL GENERAL MEETING

DATE & TIME: July 13, 2019 8:30am-11:30am

PLACE: North Burgess Hall

MINUTES (DRAFT 3)

8:30am Short social time from 8:30am to 9:00am for people to mingle

9:00am 1. **WELCOME AND CALL TO ORDER:** *Cliff Halliwell*

9:01am 2. **ADDITIONS AND ADOPTION OF AGENDA:** *Anita Payne*

Elliott Neumann requested that stocking the lake with fish be added to the agenda.

Danny Doyle moved that the amended agenda be adopted, and Brian Caughey seconded. Carried.

9:02am 3. **LEGAL LIABILITY WAIVER:** *Neris Allan - 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.

9:03am 4. **APPROVAL OF 2018 AGM MINUTES:** *Anita Payne - Motion*

One slight edit was suggested. Moved by Danny Doyle and seconded by Brenda Reilly that the minutes from the 2018 AGM be approved. Carried.

5. **STANDING ITEMS:**

9:05am 5.1. 2018 Financial Report: *Bruce Brooks - Motion*

See the attached financial report.

Bruce Brooks thanked Phil Dudgeon for passing on tidy records. He noted that we have a small budget, with a rough balance of \$1,600 in annual revenues and similar expenditures, with a small surplus of \$110 for 2018. The balance sheet has net assets of around \$14 thousand.

Bruce noted that of over 260 units on the lake, there were only 46 paid members last year. Insurance is the biggest expense. Sales of clothing were made on a break-even basis.

Bruce Brooks moved and Phil Dudgeon seconded that the 2018 Financial Report be approved. Carried.

9:10am 5.2. 2019 Membership Fees: *Bruce Brooks – Motion*

Bruce Brooks moved and Danny Doyle seconded that the 2019 membership fee be maintained at \$25. Carried.

9:15am 5.3. 2019 Volunteer Firefighters Donation: *Bruce Brooks – Motion*

Bruce Brooks moved and Carol Williams seconded that a \$200 donation be made to the Volunteer Firefighters. Carried.

9:20am 5.4. 2019 Insurance Renewal: *Bruce Brooks – Motion*

There was a question if the insurance covered events. Phil Dudgeon answered that it does if no alcohol is served.

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Action Item: The Executive will put the insurance company's FAQs on our website.

Bruce Brooks moved and Neris Allan seconded that the insurance be renewed (through Cade Associates Insurance Brokers Limited of Toronto).
Carried.

9:25am 5.5. Clothing: Availability and Pricing - *Neris Allan*

Neris Allan is taking orders for shirts or caps. The prices will increase a little. The current stock is available at 2018 prices.

Action Item: Neris Allan will order additional clothing inventory.

9:35am 5.6. Communications Update: *Bruce Burwell* - Discussion

Bruce Burwell was not able to attend. Cliff Halliwell noted that we now have 267 members of the Black Lake Facebook page. For personal reasons Brian Johnson was unable to update the website so far this year, nor manage the email distributions. That is why the only AGM communications were via Facebook. The summer newsletter was posted on Facebook only (not emailed).

Interim communications help is needed.

Action Item: After the meeting several people volunteered to help. The Executive will follow up with them and with Bruce Burwell to try and get our web page and email up and running again, and ensure we have more redundancy if possible.

9:40am 5.2. BLPOA Post Box: Should We Drop It Now? *Neris Allan*

Neris noted that we pay nearly \$200 for the Canada Post mailbox at the Shoppers and raised the issue of whether we should continue to pay for the box. This uses up about 9 annual memberships, a significant share of our total.

Phil Dudgeon reported that back when most communications were via paper about half of our memberships come in the mail. Now most communications are electronic. The membership form is on the website. Memberships could be mailed to the Treasurer or President.

But, we need to plan the transition over time. E-transfer could also be used to take membership fees.

Action Item: The Executive will look into the benefits and costs, including confirming how many memberships now come into the mail box and the possibilities of e transfer.

9:45am 6. Hazard Buoys: Should We Buy More? Discussion *Bill Woodley*

When official BLPOA buoy placements were first started by Bob Everett in 2011, 20 were bought at \$50 each (plus shipping) and at least 17 were put out.

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Last year many shoals were not marked despite having available buoys, due to a lack of volunteers to get them out. That is why we did not choose to order any more.

This year we were late getting buoys out. Phil Dudgeon and Danny Doyle put out the ones they traditional take responsibility for. In late June Cliff Halliwell and Isaac Hands put out the rest of the available buoys, taking us to a total of 12 placed, all that we have left. This is short of a full marking of the original shoals that the BLPOA wished to mark.

We should buy 6 or more at a time to reduce shipping costs. All major shoals need to be marked, or there is greater liability.

Phil Dudgeon: The original plan was to have all the buoys adopted by nearby property owners. In the end, Bob Everett put a lot out on his own.

Cliff Halliwell: Two people can put out 10 buoys in about 3 hours. They put only one cement block as an anchor for each. Phil bought a roll of chain at Rideau Hardware for half price. The yellow buoys on the lake are the official ones. White ones would have been put out independently.

Cliff Halliwell moved and Bruce Brooks seconded that 6 new buoys be purchased. Carried.

Action Item: The Executive will order 6 additional buoys and purchase related hardware (chain and connectors) this year, ideally if and when the traditional yellow ones are available (they were not in June). They would be available to top up the current count and try to get every shoal that we marked back 5 or so years ago marked again. Cliff Halliwell has updated the original buoy/shoal listing and location map.

10:00am

7. OTHER BUSINESS

Elliott Neumann asked the lake association to consider stocking the lake with fish. The MNRF will not do it because there is no public access to the lake.

Website: Bruce Burwell has the information and some documentation about the website. Carol Williams will ask him about it.

The issue of Canada geese was raised and everyone seemed in favour of discouraging them. Noelle Reeve mentioned that Canada Geese tend to stay away when there is a naturalized shoreline which does not give them quick access to water.

Action Item: The Executive will check with the Ontario MNR what policy is regarding lake stockage.

8. NOMINATIONS FOR THE BOARD OF DIRECTORS

10:10am

8.1. President

Carol Williams moved and Bruce Brooks seconded that Cliff Halliwell be selected to serve as President. Carried.

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10:15am 8.2. Directors

We asked if anyone else would like to be a Director. There were no volunteers, although it is never too late.

The following slate of (incumbent) directors was moved by Phil Dudgeon and seconded by Danny Doyle: Neris Allan, Bruce Brooks, Jonathan Hooper, Brian Johnson, Anita Payne and Bill Woodley.

Carried

10:20am 9. DATE OF NEXT MEETING

Always the 2nd Saturday of July, in this case July 11, 2020.

10:25am 10. Rideau Valley Conservation Authority (RVCA) *Sarah MacLeod-Nielson*

10.1. Water Quality Update

Black Lake has had good water quality for many years now. It continues to have moderate nutrient concentrations and very low (rarely 20 and often just 2) *E. coli* counts.

It also has good clarity, as measured by a Secchi disk test (a disk with a pattern is lowered into the water to the depth at which it can no longer be seen), with 2 metres being 'OK'. Black Lake water clarity averages 5.1 metres. Last year it was 3.5 metres. It can vary, depending on whether the day is overcast and/or windy or not.

The greatest concern to owners would be nutrient levels (nitrogen, phosphorous and calcium), where higher levels encourage weed and algae growth.

Total phosphorus averages 12-17 milligrams/litre (mg/l) around the lake; higher in bays with inflowing streams. The 'Provincial Water Quality Objective' is 20. At 20 or above there is higher risk for formation of blue-green algae. We should aim for less than 10, which is pristine.

Some bays on the lake have more plant and algae growth.

The last sub-watershed report for our area was done in 2014 and is due to be updated. [It can be found here:

[https://watersheds.rvca.ca/index.php?preview=1&option=com_dropfiles&format=&task=frontfile.download&catid=976&id=274&Itemid=1000000000000.](https://watersheds.rvca.ca/index.php?preview=1&option=com_dropfiles&format=&task=frontfile.download&catid=976&id=274&Itemid=1000000000000)]

How to protect and enhance water quality:

- Do not use fertilizer.
 - Properly maintain septic systems.
 - Minimize water use.
 - Try to maintain natural not manicured shorelines, as this reduces run-off which carries nutrients into the lake (a fully natural shoreline absorbs all but 10 per cent of run-off, a manicured shoreline absorbs only about half) and provides wildlife habitat and reduces shoreline erosion.
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10.2. Shoreline Management

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RVCA has a Shoreline Naturalization Program (see <https://www.rvca.ca/stewardship-grants/shoreline-naturalization/shoreline-naturalization-program?highlight=WyJuYXR1cmFsaXphdGlvbiJd>). They will visit your property, help choose plants and deliver and plant them in the spring. This enhances infiltration rather than run-off. Lake Associations can also participate.

The best thing for the lake is to return to pristine conditions. A Carleton University professor is studying some lakes in the watershed and is going back 200 years.

A new *Lake Protection Workbook* is available from Watersheds Canada for \$1.50 or can be downloaded for free from <https://watersheds.ca/our-work/resources/>. The workbook has many ideas for waterfront property owners to reduce their impact on the environment and to improve water quality (and thus property values).

A question was asked about the algae blooms that are more prevalent this year. They are filamentous green algae, not blue-green algae which can release a toxin. Algal blooms usually occur after a thunderstorm and several very hot days.

A member asked if the lake was tested for heavy metals. The Ontario Ministry of Natural Resources and Forestry does heavy metal testing and only did Legget Lake near Tichborne this year.

There was a question about leaking septic tanks. Septic inspections are obligatory on some lakes, but voluntary for Black Lake. Suspect situations should be reported to the Lanark-Leeds and Grenville Public Health Unit. Visual evidence of effluent on the surface is needed for Eric Kohlsmith, of the Mississippi-Rideau Septic System Office to inspect it.

10.3. Protection from Ticks: a Field Worker Perspective

Wear light coloured pants, tucked into socks. Duct tape pants to boots to prevent them from getting into the boots. Wear permethrin treated clothing. The most important thing to do is a daily tick check on your whole body. Ticks can remain in clothing! They can be killed off by placing clothing in a hot dryer for 30 minutes. Have a hot shower.

10.4. Invasive Species, Including Spiny Water Flees

Funding has been cut to the OFAH reporting program. There is no testing for zebra mussels.

Spiny water fleas are a concern. They look like a mass of tiny spikes on fishline.

Proper decontamination is required when moving a boat and fishing gear from one lake to another. Soak the items in 50 degrees C water for 10 minutes or clean with a pressure washer.

The calcium level in Black Lake is borderline for supporting zebra mussels, which need a level of 20 to make their shells. Calcium was 23 in 2016, 19 in

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2017 and 20 in 2018. Acid rain has decreased so there is less calcium dissolving into the water.

Regulations: The RVCA has a regulatory authority that can affect any renovations or new water access, buildings or site grading.

The Landowner Resource Centre will answer questions. Also see the Permitting and Regulations section on the website

(<https://www.rvca.ca/regulations-planning/rvca-permits-section-28/do-i-need-a-permit>).

10.5. RVCA and Recent Ontario Budget Cuts

Not addressed.

10:50am

11. TAY VALLEY TOWNSHIP UPDATES: *Elected reps and officials*

11.1. New Council Member and Reeve Introductions

Brian Campbell, Reeve and Noelle Reeve, planner attended the meeting. Not present were the Deputy Reeve, Barrie Crampton, and Burgess Ward Councillors Beverley Phillips and Mick Wicklum.

The township is working with the Town of Perth and Drummond North Elmsley Township on a new Recreation Master Plan. TVT gives Perth \$200,000 per year [to support the pool, arena and sports fields]. As well TVT has soccer, karate and hockey.

A consultant has been hired to develop the plan. Two public meetings are being held on July 20 and 23 at the County Office.

Picnic tables and bike racks have been installed in public areas. An electric car charging station was [privately] installed in Maberly.

The new Building Inspector is Kyle McRae and Shawn Ervin is in charge of Public Works. There is no Treasurer currently.

Road Work: Glen Tay bridge is being renovated this summer. There is a new truck and backhoe. All vehicles now have GPS units to tell where trucks are, whether they are plowing or sanding.

There was a question about grass cutting. One member commented that deer can't be seen in the long grass and that it should be cut sooner.

Brian Campbell replied that one man does the whole (Lanark!) county and TVT has it cut only once. If it was done earlier, it would need to be cut twice. The cutting is only 6' wide and is done for safety reasons.

Council decided not to spray for Wild Parsnip this year, as in 2018.

11.2. Zoning Policy Changes: Bunkies

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Bunkies are now allowed. The setback is 30 m from the lake, but owners can apply for a minor variance. A bunkie counts as a bedroom (does not have a kitchen or bathroom) and the septic system must be sufficient for the total number of bedrooms.

Tiny homes are also now allowed but must be on a foundation or have a porch, not on wheels, so they can be taxed.

Provincial legislation allows a second attached or separate unit for affordable housing. The current provincial government has proposed allowing a third unit with 50% of the footprint of the first home.

Lake Quality issues are being seriously looked at for some lakes in TVT. Farren and Adam Lakes are the most sensitive to phosphorus (P) loading. Their associations have become concerned about the load. They have been voting on whether to ask that TVT make some regulatory changes to reduce the risk of phosphorous overloading.

- This includes adhering to the Official Plan Amendment proposal for a minimum lot size of 91 metres frontage (previously 60) and 2 acres for any new lots.
- It also includes requiring phosphorous treatment within a septic system when within 30 metres of the lake. This involves a phosphorous-removing aluminum rod is that is added to the septic tanks It can be added to a current or new system. The cost is about \$1500 and additional requires an electrical connection.

Each lake's sensitivity to phosphorous is unique and likely requires a thorough assessment

Victor Castro at the Ontario Ministry of the Environment is the one to ask to do a study of the lake. Previously it was thought that 20 or over was a problem; the new methodology is more lake specific.

Action Item: The Executive will approach the Ontario environment ministry to see if they would do a phosphorous load assessment for Black Lake.

Black Lake has voluntary septic re-inspections. Eric Kohlsmith sends letters to owners when they are due. Nine lakes in TVT now have mandatory re-inspections. The two new ones are Little Silver Lake and Rainbow Lake. The residents of these lakes wanted mandatory re-inspections.

A member asked why the township does not have property standards. Noelle answered that property standards were proposed for hamlets and lakes, but it did not pass because some people thought that it should apply to all properties, not just hamlets and lakes.

TVT Council will have a Strategic Planning meeting in August.

11.3. Climate Change and Warming Study: Input Required

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The township received a grant to hire Sue Brandum to develop a plan to reduce greenhouse gas emissions in the township. There is a survey that property owners are being asked to complete. The website has the long version, but it is not very long. Paper surveys can be picked up at the township office. The survey results will provide a baseline. Driving, heating and landfill are the main sources of emissions. A reduction target will be proposed. The survey will also give people ideas on how to reduce their greenhouse gas emissions.

Action Item: The Executive will circulate the link to the survey on Facebook.

11:30am 12. 50/50 Draw *Bill Woodley*

The winner of the draw and BLPOA each received \$52.00.

11:35am 13. ADJOURNMENT
