

2016 ANNUAL GENERAL MEETING

DATE & TIME: July 9, 2016 8:30am-11:30am PLACE: North Burgess Hall

DRAFT MINUTES

9:00am 1. **WELCOME AND CALL TO ORDER:** *Bob Porter*

Action: The chair called the meeting to order, expressed our intention to keep to the agenda timing and flagged that voting should be one hand per property, so as to not double-count with partners.

9:01am 2. **ADDITIONS AND ADOPTION OF AGENDA:** *Cliff Halliwell* - Motion

Issue: Cliff Halliwell called for a motion to approve the (supplied) 2016 AGM agenda. Janet Smith and Dan Kaiser asked for time under the 'Other Items' agenda item for issues they wished to raise.

Outcome: Carol Williams moved the motion, and Ken Schultz seconded it. The motion was carried.

9:02am 3. **LEGAL LIABILITY WAIVER:** *Cliff Halliwell* - Reading

Waiver: 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 2015 AGM MINUTES:** *Cliff Halliwell* - Motion

Issue: The minutes from the 2015 AGM had been circulated and attendees were asked if they had any comments. There were none.

Action: Brian Johnson moved that the minutes from the 2015 AGM be approved. Tony Nichols seconded. The motion was passed.

5. **STANDING ITEMS:**

9:05am 5.1. **2015 Financial Report:** *Phil Dudgeon* - Motion

Presentation: Phil Dudgeon went through the financial report through to December 31, 2015. He noted that the financial report year-end was changed to the calendar year-end about 8 years ago. He noted that we had a BLPOA membership of 50 in 2015, up by 1 over 49 in 2014. He noted that we are carrying the Black Lake clothing inventory at a value of \$41 now, discounted by half. The 2015 AGM 50:50 draw raised \$190, half of it as association revenues. The ongoing expenses are few: the P.O. Box rental, the annual donation of \$200 for the Volunteer Firefighter's Association, and the insurance policy at \$633 last year. Meeting expenditures were \$90. Supplies and the web site cost \$17. The web site is having higher hits than it used to. There are no bank fees, as we have a balance of \$6,700 and there are no fees on accounts over \$5,000. Phil had a local accountant, Lyn March, review the statements. They were fine.

Action: Phil Dudgeon moved that the 2015 Financial Report be approved. Ellen Goodman seconded. The motion was approved.

9:10am

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

Issue: Phil Dudgeon raised the annual issue of approving membership fees, and whether we raise or lower membership them, flagging that at current fees we are breaking even.

Action: Phil Dudgeon moved a motion that fees remain the same, at \$25. Bill Woodley seconded the motion. The motion was carried.

9:15am

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

Issue: Phil Dudgeon noted that we raised the annual donation to the Volunteer Firefighter's Association to \$200.

Action: Phil Dudgeon moved that we make a \$200 donation for 2016. [?] Turnbull seconded. The motion was carried.

Issue: Someone suggested it would be useful to have the Fire Chief come to our next AGM.

Action: **The Executive will arrange for this for the 2017 AGM.**

9:20am

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

Issue: Phil Dudgeon noted that the annual insurance premium is our biggest expense, and that it comes due in October when the premium will likely rise 1 to 2 per cent. He noted that the insurance covers all members when

involved in association activities. Carol Williams noted that to cover such activities the insurer must be notified of such activities.

Action: Phil Dudgeon moved that we continue to pay the premium. Peter Williams seconded the motion. The motion was carried.

9:25am

5.5. Hazard Buoys: Discussion

Discussion: The hazard buoys purchase and installation was started about 4 years ago by the BLPOA, under the direction of Bob Everett. In the past Bob Everett did most of the work to prepare the buoy anchors, install them in the spring and remove them in the fall. He also marked locations (latitude and longitude) on a lake map, for positioning. He is no longer able to do this. His earlier calls for property owners near shoals to 'adopt a buoy' led to only a few being adopted. Bruce Burwell noted that the map Bob prepared has 20 buoy locations, but many are clearly not out. He flagged that apparently some need anchors. Jenn Wallace noted that they have a supply of cinder blocks that can be used as anchors for buoys. Pam Fitzgerald suggested using the Facebook page to drum up people to get the buoys out, and in.

Action: Follow up through Facebook.

9:35am

5.6. Communications Update: *Bruce Burwell* - Discussion

Discussion: Bruce Burwell noted that Carol Williams has been doing the newsletter for about 7 years, but now wants to stop. We will need a new newsletter editor for Spring 2017. He noted that it is not a huge job. Bruce noted that the BPLOA Facebook page use is up this year, from about 40 in 2015 to about 80 as of the AGM. He noted that there is good use of the page for sharing up-to-date information, with quick responses to any issues. It is also linked through the BLPOA Web page. He noted that one needs to apply and be approved for access to the Facebook page, something needed to avoid spammers. He also reminded members that they need to sign up at the BLPOA web site to get emails, as that is how we stay compliant with the CASL (Canadian Anti Spam Legislation) requirements. That is also how you can unsubscribe if you don't want emails. He noted that you do not have to be a paid member to subscribe to the emails. He also noted that some of the 'Know Your Neighbours' posters are on the wall at the AGM, and encouraged attendees to read them.

9:40am

6. OTHER BUSINESS

First Issue: Janet Smith's Tay Valley Township Zoning Application: Janet Smith had asked to be put on the AGM Agenda. She started by noting that she has strong roots at Black Lake, having been coming here for 60 years. She noted that she is a descendent of the Lally family, with its strong history in this region including having a place on Hogg Bay that was expropriated in the 1960s [by the province, for Murphy's Point Provincial Park]. The issue she wished to raise was that she objected to the involvement of the BLPOA Executive in expressing support for the TVT Planner's recommendation that her zoning application to the Township, for approval of zoning changes to her property be rejected. The BLPOA input was in response to a specific request from the Tay Valley Township Planner for input on her zoning application. [*The zoning request was to approve property/building changes made without a building permit and in contravention of the 1987 zoning of her property.*]

She stated that she had made a mistake building without a permit, but felt the BLPOA should not have expressed an opinion on her subsequent application. She was concerned that the BLPOA had only seen 2 of her 5 documents sent to the Township in support of her application and that a wider consultation with lake property owners had not taken place, a concern echoed by Vince Lally who flagged that in any event the association only represents 50 of about 200 properties on the lake. Janet Smith also noted that her application had 45 letters of support.

For the Record: BLPOA Executive Comments Sent to Tay Valley Township Regarding Janet's Smith's Zoning Application:

"Thank you for sending the Notice and asking the Black Lake Property Owner's Association for comment. The Board of Directors has reviewed the Notice and your additional information carefully and discussed this at length, and is in support of the Staff recommendation to Council and the opinion provided by the Rideau Valley Conservation Authority that Zoning By-law 02-021 not be amended based on the precedents this would set regarding both lot coverage and waterfront setback.

We will be forwarding a copy of this statement along with the Notice and Staff Report to all members on our mailing list for their information and to advise them of the date of the meeting."

First Issue Discussion: Bob Porter noted that the BLPOA had several discussions of whether and how to express a view on Janet Smith's zoning

application, all in a short period of time given the short notice we received from the Township on the application. The choices were to decline to comment or to comment and, in the end, the BLPOA final decision was to send a principled statement supporting the planning/approval process for building and zoning and supporting the Township Planner's recommendation to refuse the zoning application. The statement was then sent to members and put on the BLPOA web site

First Issue Discussion: The Township Deputy Reeve Brian Campbell noted that the BLPOA was involved because the Township does ask lake associations for views on issues. An owner noted that we elect the BLPOA Executive to represent the membership on such issues. Janet Smith felt that our statement was more than a general statement of principles, as it supported a particular position on the application: the TVT Planner's recommendation that the application be rejected. Another owner remarked that she felt the BLPOA statement was the right thing to say.

First Issue Action: Jan Wallace moved and Pam Fitzgerald seconded a motion that *"The BLPOA membership supports the BLPOA Executive's statement on the zoning application and that expressing such a view is an appropriate role for them."* The motion was carried.

Second Issue: Dan Kaiser on Beaver Dams: Dan Kaiser noted that their property is on Star Hill Road and backs onto the creek draining the lake. He noted that there is a large beaver dam by the creek entrance *that keeps the lake level higher*. He was wondering if there is anything we do about beaver dams.

Second Issue Discussion: Bruce Burwell noted that there are several dams on the creek, dams which influence the lake level, which is currently (as of the AGM) low. He noted that he and Bob Everett had contacted the property owner once and he had pulled out the dam. Bruce noted that there are legal issues, relating to flooding risks. Greg Hallam noted a case where a property owner and the contractor doing the work ended up facing large fines after removing a dam on their property. Tony Nichols flagged that some people like the lake higher while others like it lower.

Second Issue Action: *BLPOA Executive will talk to the RVCA about the issues and the scope for taking action and report back to members.*

7. NOMINATIONS FOR THE BOARD OF DIRECTORS

9:55am

7.1. President

Issue: Bob Everett has been unable to carry on as a Director or President. Bob Porter has been acting as President in the interim, in his capacity as Interim Vice President. He is willing to stand as President. *It should be noted that the Executive voted Bob Porter to be interim Vice President after Greg Hallam stepped down from that role.*

Action: Bob Porter was elected President.

10:05am

7.2. Directors

Issue: Bob Everett, Carol Williams and Greg Hallam are not standing for Director positions for this year. Directors standing for re-election are: Anita Payne, Bob Porter, Phil Dudgeon, Neris Allan, Bruce Burwell, Jonathan Hooper and Cliff Halliwell. Brian Johnson volunteered to join the Executive as well.

Discussion: The current directors are a good representation from around the lake.

Action: The new Executive, including the new member Brian Johnson, was approved.

10:12am

8. DATE OF NEXT MEETING

BLPOA AGMS are always the first Saturday after the July long weekend. For 2017 this will be July 8.

9. KEEPING OUR LAKE CLEAN

10:15am

9.1. Water Quality Update: *Kaitlin Brady* (RVCA)

Presentation and Discussion: Kaitlin is the Acting Surface Water Quality Officer. The RVCA in-depth water quality report is on the RVCA web site. Black Lake's water quality is rated 'fair', which should be interpreted as meaning the water quality is good but is susceptible to deteriorating. In particular, we are seeing earlier spring run-off dates and longer growing seasons for aquatic plants. Algae growth is up, as they like heat and sun, of which we are having plenty in 2016. This is why it is important to maintain good shoreline buffers, as these buffers are how the runoff from heavy rainfalls is filtered before reaching the lake. RVCA will cover 75% of (and all this year) of planting costs for shoreline vegetation planting. Zebra Mussels seems to be disappearing, as part of a population cycle as

they overeat and then die off to an extent. Zebra Mussels do affect algae growth by improving water clarity, letting light go further down in depth. Blue-green algae are a health risk, and can be identified by its oily sheen. There are two invasive species tested for in water quality tests: Zebra Mussels and spiny water fleas, now found in the Big Rideau. The water fleas are also filter feeders, again increasing water clarity. Black Lake volunteers helped conduct a lake vegetation survey last year, one that helped establish a benchmark of data for other analysis and future assessments (the researcher wants to do the survey again). Calcium is a factor in Zebra Mussel populations. Calcium is put down on Black Lake Road to control dust, but there have been no 'significant' increases in Black Lake calcium levels.

10:25am 9.2. **Shoreline Management:** *Eric Kohlsmith* (RVCA)

Presentation and Discussion: RVCA has a role in regulating shoreline alteration, including access for boats and docks. This is for runoff control and erosion control. If you are thinking of altering your shoreline you should contact RVCA and we can discuss what you are thinking of doing.

10:35am 9.3. **Septic Management:** *Eric Kohlsmith* (Mississippi Rideau Septic Office)

Presentation and Discussion: We do approvals for new and existing septic systems, and septic inspections which are compulsory for 7 lakes, but not for Black Lake where inspection is voluntary. We also check holding tanks, grey water systems, and outhouses. The last checks at Black Lake were about ten years ago. We can investigate and give advice on systems. (Greg Hallam flagged that his septic needed to be changed and Erik advised him.) An inspection of an existing system is to ensure your system is up to the requirements at the time it was put in, not to ensure it meets modern requirements for new systems. To check your septic system yourself, look in the holding tank before it is pumped and make sure it is retaining water. A tank should be pumped every 3-5 years, depending on use. It should be pumped when about one third of the holding tank is filled with sludge. If you have a 70s vintage or earlier system, try to limit use of dishwasher detergents even though phosphates are largely removed from these products now. In general, your septic system does not need any 'additives'.

10:50am 9.4. **Planning, Zoning and Permits:** *Noelle Reeve* (TVT Planner)

Presentation and Discussion: Tay Valley Township official plans are now being updated, to reflect new provincial mapping of wetlands. We

have three years to bring zoning and policies in line with the new wetland designations. One issue being considered is a smaller minimum size of dwellings (now 800 square feet). Currently, bunkies are not allowed. Could we approve them as bedrooms, with appropriate consideration of septic requirements? We are also looking at policies which would help encourage people to stay in the Township as they get older. The Fall River Restaurant now has an electric vehicle charging station. More walking trails are being made accessible, and there is a parking lot for the trail from Glen Tay to Havelock. On official plans and zoning, these have a lot to do with protecting lake water quality. The footprint on your lot matters. On whether your property or a property you are contemplating buying is compliant, we don't grandfather changes that are illegal, but do grandfather changes that were compliant when zoned in the past and which do not meet modern requirements. How do you know if your property is compliant? We can provide lawyers with zoning compliance sheets to fill out. This is up to your lawyer and real estate agent to verify. Reeve Keith Kerr stressed that this is a 'buyer beware' issue though.

11:05am 10. **TAY VALLEY TOWNSHIP UPDATES:** *Reeve Keith Kerr* - Discussion

Presentation and Discussion: Reeve Keith Kerr and Judy Farrell and Jennifer Dickson gave an update on Tay Valley Township events and developments. Reeve Kerr noted the Tay Valley Settlers Day and Lanark County Plowing Match on August 20 and flagged that many events are on the website. He noted that the requirement for clear bags at the dump site was controversial, but is working well. On Wild Parsnips he noted that the Township is not spraying for them. Judy Farrell talked about Township Age Friendly Strategy with a July 11 workshop on the topic at the Harper Road offices. Jennifer Dickson talked about the 200th anniversary celebrations for Tay Valley and noted that the Township has a one third interest in the Perth library and that we should use it.

11:25am 11.50/50 Draw

11:30am 12. ADJOURNMENT
