

HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA) ANNUAL GENERAL MEETING

Annual General Meeting: Sept 4, 2016 10:00 AM at Healey Lake Lodge

Dave Latter welcomed Members to the Fall Meeting noting that it had been a quiet summer without as much boat traffic or boat noise as the previous year. The Safe Quiet Lakes messaging from the May meeting and SQL Notice boards around the lake, may have been helpful in this regard. Thanks to Healey Lake Lodge for again hosting the meeting.

Approval of Minutes of May 22 2016

It was moved by Mike Szymanski and seconded by Stephanie Joiner to accept the Minutes of May 22, 2016

Business Updates and Discussion

An increased presence of bears was noted by a few members. It has been a dry and hot summer with wildlife having access to fewer berries and natural food sources which may account for their being sited closer to cottages. A speaker from MNR might be helpful for future AGMs.

Water Testing

John and Martha Gillan have assisted Dave Latter with water testing this year. Testing is now for phosphorous and clarity. Only 1 testing kits has been provided per lake. It has been proposed that more kits be provided as Healey is not a "round" lake but one with many distinct back bays and channels.

We are part of a water testing program being done out of Dorset through the Georgian Bay Biosphere Reserve (GBBR) for the Township of the Archipelago. E.coli testing can be done by the Associations if they wish but this is not part of the formal Municipal testing program. Samples from the summer testing have been shipped to Dorset. Results should be available in the Spring and these will be used to build a history of the lake testing.

MPAC and Tax Rates

A member expressed concern that cottage assessments and related tax rates may not take into account the relative lack of services for/around Healey Lake. If the MPAC comparisons are to places such as the big three lakes, as opposed to others just on Healey Lake, those lakes are offered numerous services, starting with fire services, as part of their tax payments. Grant Walker commented that discussions with MPAC could be well worth the venture but that they are very hard people to deal with. It was suggested that anyone interested, try to get together as a group and see who MPAC compares you to.

Healey Lake Shoreline Report

The Georgian Bay Biosphere Research (GBBR) has done a roll up report based on the individual visual water assessments completed in the summer of 2015. The report is now available on the HLPOA website and contains ideas for making shoreline improvements.

Healey Lake Dam

Discussions have been held with MNR staff regarding the state of the dam. A small leak has been noted on the west side. Amanda Vincent is to come to see the dam in mid-September and will try to plug the leak with a special filler material. More will be reported on the dam next year.

Soapy Water on Healey Lake

Thanks to HLPOA Member, Carolyn Knott for bringing to our attention and following up on, the so-called “soapy” water strings that sometimes show up on the lake. The concern was that there seemed to be more of it this summer and whether there could be “grey water” in the lake. Carolyn Knott followed up with MNR staff and shared information on the Langmuir Circulation, a naturally occurring condition. The information about this will be put in the next edition of Dock Talk. Further follow-up may be necessary next year if quantities continue to increase. Grant Walker commented that there has been excessive wind on the lake this summer which could be a contributing factor.

Sign Board at Fox Back Parking Lot

A new signboard has been placed at Fox Back Rd. There is no information in it as yet but it will be used for community and other postings. Thanks to Richard Martin and Dave Latter for installing it.

HLPOA Executive Updates and Vacancies

Dock Talk – Nancy Simpson

Ron Hutzul has volunteered to replace Nancy Simpson as the new editor of **Dock Talk**. Thanks to Ron for volunteering and special thanks to Nancy for her many years of effort in getting Dock Talk prepared and out to members. Ron will be bringing some new ideas to future issues.

Fire and Safety Coordinator – Charlie Smith

Peter Morley has volunteered to assume the Coordinator position. Charlie Smith has taken this one for many years now and will still make himself available to help out. Peter will be looking into the purchase of potentially 2 replacement fire pumps for use on the lake. Comments were made that all pumps and fittings should be the same and preferably of higher pressure/grade than some the existing ones. Members choosing to purchase their own pumps were encouraged to consider higher pressure ones. They are more expensive but are felt to do a better job. Endurance Marine in BC has been a source for the Association and mention of HLPOA may result in a member discount.

Geoff Mitchell has come forward to assist with lighting. Charlie notes that solar (marine) lights could be purchased and is to get Geoff further details on these. Both courtesy lights and fire pumps are provided for member use in various locations around the lake.

Membership – Sharon Tosswill

There are 213 members to date. Members are encouraged to pay soon to make sure their names were included on the Cottage Watch winter visits. Also, please make sure your contact information is up to date so that we can continue to contact you about lake activities. Several members have taken advantage of the Pay Pal payment feature that was added this year. For those members that have not yet picked up their copy of the Lake Directory, please contact Sharon.

Web Site – Dave Duggan

We hope to have an online registration available for next year. The option to 1) complete a registration form on the web and use Pay Pal OR 2) complete a hard copy and mail with a cheque to Sharon Toss will both be available in 2017.

We will be looking at the website for likely updates to happen in the Spring. If members have suggestions for what they would like to see, Dave Duggan can be contacted through the website.

The east end web camera has not been working. Dave is looking into this and the potential need for a replacement camera.

Advertising – Stephanie Joiner

The list of this year's advertisers was read out and Stephanie thanked them for participating. One makes custom signs, a great Christmas idea. Stephanie also wanted to acknowledge the efforts of Bev Kyron and Norman Lamoureux for their work on the Association Face Book page.

Cottage Watch – Richard Martin

The goal is to have information (volunteers signed up, list of cottages assigned for visits,) available to the volunteers by November 1. Tags are to be left on all properties that have been visited. There was a request to get some fresh Cottage Watch signs as some may be decades old. It was recommended that these be placed at all landings in particular. Need to decide how many and where they would be situated.

Members reported a positive experience in past years with Cottage Watch. One person took his Scout Pack along and those participating put their time towards their High School Community contribution credits.

Executive Vacancies etc.

Your Association is looking for further volunteers to come forward to fill some vacancies. In 2015, HLPOA was unable to put on the annual Regatta due to a lack of volunteers. We REALLY hope this won't happen again, so please help out.

Regatta Coordinator

Angie Reichenbach is retiring from being the **Regatta Coordinator**. Thanks to Angie for her hard work over the past nine years she has been involved in the Regatta and the last 4 being the Coordinator. Angie has prepared a booklet on "how to's" for organizing the Regatta – a complete who does what – to assist the future Coordinator.

Bob Barrett has organized **food** for the Regatta for many years but wants to retire. New volunteer(s) are needed to take on this task. A person is needed to assume responsibility for Regatta Prizes as well. Angie thanked the two Marinas (Ben and Shelley, Peter) for making available their land and services, Mike Symanski for his very successful introductory year for operating the Beer Garden, and everyone else who volunteered their time and efforts in making Regatta 2016 another great day. For those wanting leftover sweatshirts, these are available at Lakeshore Marina. Angie invited any and all interested to contact her over the next few months for the Coordinator and other needed Regatta positions.

The **Treasurer position** is still being temporarily filled by Debbie Latter. A more permanent replacement is needed.

Councillor Update – Grant Walker

- 1) **Pine Bay** Grant noted that Pine Bay parking has been a most contentious issue this year. Both Grant and the Municipal staff have received a lot of flak on the topic of lack of accessibility to the dock and landing area by boats, cars, material delivery and receipts, and truck parking that blocks the boat ramp. The Municipality has tried to respond by defining a No Parking area but signs have been ripped out and tossed in the bush. Cameras were also installed to monitor the area but these too were damaged.

Grant provided some history that the Back Bay, Pine Bay and Kapikog lots developed over time to get access to the lake. Some 20 years ago, The Ministry of Natural Resources advised the Township that they would close the landings as they couldn't afford to maintain them. At that point, TOA took them over with a view to preserving the status quo and see what happens. There were more such landings in Ward 6 than in any other part of the Township. Further Agreements were struck that the Municipality would provide Funds and materials while the Association would provide labour. This has worked well but in the Official Plan, the TOA encourages Marinas as there are so many water access properties.

The TOA is not interested in providing any more parking spaces. These landings are a convenience to people dealing with the Marinas and need extra parking space. Grant further said it is not your right to have free parking. Others pay for their own driveway or a marina. If the problem is too many cars owned by one family, elsewhere, you'd have to pay for each individual car. The TOA has no appetite to cater to people who want extra parking. Similar parking issues at Bayfield Inlet resulted in the placement of concrete barriers denying all access while parking fees at Marinas went up substantially. Grant was basically telling members that unless they can achieve a good working arrangement, there is more risk in losing what is being provided.

Several members noted problems with the planned delivery of goods but they could not be received as other materials were occupying the site. Concerns that too much time at the landing was being devoted to commercial business materials being off- and on-loaded from the smaller Pine Bay landing rather than from the larger "public dock" area by the 2 Marinas.

Another asked how people using Fox Back got away with putting in private docks or just pulling their boats up on shore for extended periods of time. Grant indicated private docks on Crown Land is another issue that can be looked at by the TOA.

Others were concerned about the installation of cameras without being notified, about excessive weight by delivery materials on the Pine Bay entry road and about regret for the TOA having to impose a solution, in the absence of local agreements being achieved. It was noted that any road dips had been recently filled in by one of the contractors using the Pine Bay Rd.

Another member asked if parking at Pine Bay could be expanded. There are no plans to do so. It was felt that some of the car congestion was due to the Masassauga Park policy of one car per site and that Pine Bay was being used as park overflow.

Other member questions on the use of the landings included: Why is there a barge constantly at the public dock area by the Marinas? This is apparently used by Mariner's Cove to clear overflow from the marina. Does the Snowmobile Club still own the white trailer by the Marinas and couldn't this be moved to MacTier? Yes, the Club owns it and there are no known plans to move it.

The TOA has proposed an 8 hour limit as the maximum time to have materials moved from the Pine Bay area and that a specific area, taking up about 3 car spaces, will be designated as NO Parking and be used for loading and unloading of passengers, boats and materials. It is recognized that these rules cannot be fully enforced but it is the responsibility of all members and contractors to see that these rules are observed.

Dave Latter noted that Healey Lake is fortunate to have 4 designated parking areas made available by the Township. These areas are an absolute year round benefit to members. 95% of the time there is no issue at all. When 60% of the lake is water access only, there is a need for all users to cooperate and that the TOA has been dealing with have regard for the rules.

2) By-Law Update

Grant noted that some of the Township's By-Laws are being updated and a 5-part Ticket and Fine system introduced. The by-laws involve 4 particular issues that have come to the township's attention: illegal burning, Chinese Lanterns/ Fireworks/Firecrackers, Noise complaints (lake parties) and the unsafe disposal of garbage and waste materials.

Grant reminded Members that there is a 24-hour phone number to call to report suspected by-law infractions or other issues. If a call is placed to 911, there is a cost being incurred but no costs are incurred in calling this 24-hr phone line. A link will be put on the HLPOA website.

The Township has hired a new By-Law enforcement Officer. He will be asked to come to the Spring AGM to talk about the revised By-Laws and other areas of interest to members.

Other Business

Angie noted that storage facilities for HLPOA Regatta and other equipment needs a rethink. The damage from rodents to gazebos, canvas and other items in storage has resulted in numerous but inadequate patchings. The green boathouse storage area needs attention. She has asked that sea containers (20X8X8) or other type animal proof containers be considered in future. This will be discussed by the Executive Committee.

The President thanked members for attending

Adjournment