

HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA) ANNUAL MEETING

Annual General Meeting Agenda: September 3, 2017

Reviewed Minutes of Annual meeting held on May 21, 2017

Move to accept: Charlie Smith Carried:

1. PRESIDENT'S WELCOME David Latter

There are a number of people to thank for their services this year.

Kelly Moore and Stephen Haley, along with numerous volunteers, have done a great service in putting together our annual Regatta. The weather could certainly have been better but even with the cold and occasional rain, things went very well.

Mike Symanski and Heather organized and ran a successful Beer Garden.

Charlie Smith and Bob Barrett again organized the annual beer bottle drive.

Stephanie Joiner has recruited both new and repeat advertisers not to mention that she spearheads the Association's Face Book page.

Ron Hutzul has assumed responsibility for Dock Talk. Images have been greatly improved and we present our advertisers well. We keep looking for interesting personal stories or wildlife presentations from our members and better ways to get our messages out.

Sharon Tosswill is the most well known of our Executive in charge of Membership. We've seen several cottages change hands and have a plan to touch base with new owners and rekindle interest from lapsed members.

Richard Martin covers our Cottage Watch program and in his spare time, is endeavouring to bring new internet services to the lake.

Dave Duggan has worked long and hard on revamping the Association's website. Andy Zeltkans has provided us with some incredible pictures that show us just how great life is on Healey Lake.

Peter Morley, who has recently taken up permanent residence on the lake, takes care of our Fire and Safety needs as well as safety lighting.

David Pols is finally retiring after providing decades of service to Association initiatives ranging from producing Dock Talk to archiving all our activities and reviewing annual finances.

Our finances are ok. The Regatta has broken even, if not produced some income in recent years, and we are always looking for input on ways to improve it.

We had a Canada 150 boat parade on July 1st with maybe 10-12 decorated boats. Unfortunately, a deluge necessitated an early retreat but it was a worthwhile gesture.

The work of Association is built on the volunteers who make it happen. Thanks to all of you, named and unnamed, who have helped make 2017 another memorable year on Healey Lake. We have a few vacancies on the HLPOA Executive (Treasurer and Auditor/Review of Financials) that need to be filled and we are always looking for suggestions/ideas on how we can serve you better. Please consider how you can play a role in Association.

2. **Presentation by Michael Colley – Wildlife Federation Canada on Rattlesnakes.**

Michael is working on the Massasauga project on Hwy 69. He offered an interesting discussion on rattlesnakes opening with remarks on "why protect snakes and who cares". Everything has an inherent value and we can't pick and choose what to eliminate. Everything has a place. We have chosen to visit here and enjoy the environment so we should feel responsible for wildlife and the landscape.

He indicated that only 2 people have died from snake bites since the 1950's. This compares to over 475 Ontario car fatalities and 75 "coconut deaths" per year. There were around 15 reported bites in the hot and dry 2016 season, mostly involving young, inebriated males. Children are at more risk and dogs seem to handle bites better than humans. A dose of Benadryl was suggested for dogs. Anti-venom is offered by the Parry Sound Hospital and that general message is that people should not live in fear of rattlesnakes.

Snakes are protected provincially and federally. Killing them is a punishable offence and can result in fines. When it is hot and sunny, more snakes tend to appear on properties. They like swampy areas. He suggested that snakes can be relocated by putting them in a garbage bin and transporting off your property if necessary.

Rattlesnakes are not aggressive; their striking distance is about 1/3 of their body length so keep a meter or 2 back if you spot one. Water snakes try to bite and then run away. Hog nose snakes, incorrectly called puff adders, will rise up and spit but not bite.

There is an app for an Ontario Reptile and Amphibian Atlas that is worthwhile for those who want more information. It was noted that there is a worldwide decline in amphibians. Phragmites taking over marshy areas are changing the landscape and the amphibian population. In addition, people have been found stealing turtles, even from the Parry Sound area, to take across the border.

In response to several questions about the fences and culverts that have appeared along parts of highway 400, Michael explained that the snake and turtle fences were recommended by the Ministry of Natural Resources (MNR) and provided as part of the Ministry of Transportation's highway development. He thinks the "jury is still out" for MNR on what does and does not work to protect wildlife and study is continuing.

Grant Walker noted that the Georgian Bay Biosphere Research (GBBR) is employed by the Township to do all our environmental work.

3. Dam Update - Dave Latter

The Dam was inspected in 2014 by MNR but to date, the report has not been made available. The next assessment is schedule for 2019. Two years ago, small leaks were noticed. In 2016, MNR reps unsuccessfully tried a silty compound to plug the leaks. Since then, the Association has been trying to have these leaks further assessed but in the meantime, MNR says the dam is fine. If the dam were to burst, there is no real flooding concern downstream so Healey Lake remains low on MNR's priority list. Were the entire dam to give way, the lake could potentially drop by 4 feet.

The process to get on a list for either significant repairs or replacement of a dam is both long and slow. We need to provide evidence that attention is needed. Dave L has tracked down the engineering firm employed by MNR that assessed the dam in 2014. They have been provided pictures and are willing to take a look at it before the next official review in 2019. They have quoted \$4500 plus HST. The Association currently has \$17,000 in an emergency account. This independent review could take place this fall depending on water levels, or next spring/summer of 2018. Currently, water levels are higher than previous years and prevent a good look at what is happening.

Communication with MNR reps has suggested that if ownership of the dam were to transfer to the Association and/or the Municipality, then requests for repairs or replacement may be more favourably viewed. They have also cautioned that any action taken by the Association without prior MNR approval could be viewed as an expression of interest in owning the dam. It has been made clear that a change in Ownership of the dam is not on our radar. MNR Reps do not initially seem opposed to the Association using its own funds for an interim assessment but we are waiting for a final response.

Questions were asked whether an interim bagging solution on top of the dam was also an option. Since water levels are high, this might enable a better view of any leaks. Another asked whether an independent assessment was necessary

right away when the official MNR re-examination was only another year+ away. The last dam rebuild was over \$100K and involved volunteer labour by Association members.

A motion was tabled to obtain Member support for conducting an assessment this year with Association funds. It was further amended to include the potential for bagging the top of the dam if necessary, to facilitate an assessment in the fall. **The amended Motion was proposed by Charlie Smith and seconded by Rose Taylor. The motion was carried.**

4. Executive Reports

Fire and Safety

Peter Morely is away but reported that all fire pumps have been updated to the latest connector, meaning that they are all compatible with each other and the fire hoses. Instruction booklets on how to use the pumps and water primer jugs have been placed in the boxes. Two new pumps have been purchased this year. The Pine Bay dock has been fixed.

Membership

Sharon Tosswill reports 197 paid members to date. Less than last year but renewals keep trickling in. The Executive will review whether Members can pay for multiple years.

Cottage Watch

Richard Martin has started to send out emails looking for more volunteers to help with the CW program. Last winter the CW team found a couple of Break Ins and a raccoon invasion.

Richard also gave an update on his separate business developments for an internet service involving 2 towers and bounced signals to get access down the lake. Response from interested people on Healey and Kapikog have been good. Progress has been slower than hoped for but there should be more to report later in the year.

Regatta

Kelly thanked all the volunteers and "die hards" who came out in the bad weather to help out this year. Thanks too to Ben Ramolla for letting us use his property.

5. TOA Councillor Update - Grant Walker

Members had questions on Gary Joice's role and responsibilities. Gary was introduced to the Association members last Spring as the By-Law Enforcement Officer. Grant offered that the Township's website contains that information and outlines the Township By-Laws. Mr. Joice was hired by the TOA and his primary job is to enforce Township By-Laws and not provincial statues (such as bear baiting, speeding on lakes).

Another member asked about rules on noise by-laws and boats. Grant explained the Council needs a way to measure whether complaints are justified. The subject needs thought and a way to measure noise levels to determine what is acceptable, assess and potentially charge offenders

Grant has raised three issues at the Spring AGM and wanted to provide updates

Clearing Out the Boat Trailer Parking Area by Main Landing

This area has become overgrown and, in some cases, a graveyard for abandoned cars, boats and trailers. An effort is being to clear out and clean up the area for legitimately parked equipment. Charlie Smith reports that the white trailer will soon be removed. Grant has asked that if your trailer or other possessions are parked there, that they be identified/tagged with waterproof labels or zip lock bags. In this way the Township would also be able to touch base with owners in the event of a fire or if items had to be moved. The Township has notified users to identify what is there. They

are also consulting with their lawyers if efforts to identify owners fail. Grants hope is that there will be a system in place to prevent it happening again.

Illegal Docks

A number of people have complained about the practice of illegal docks at access points. The lands in question were initially Crown Land managed by the MNR. With the forming of the Township, the road shore allowance was given to the TOA. MNR was going to abandon 19 access points in the area unless the Township took them over. Unlike other areas in the Township, there were no alternative resources in Ward 6 so the Township partnered with your Association to maintain key access points on Healey Lake. The Association would look after day to day garbage, clean up and let the Township know if something remiss. The Township would upkeep or redo public docks and pay for materials, including gravel, while the Association would do labour/install items as needed. This is the only area where this arrangement has worked well. There are no other such access places anywhere in the Township. The landings were never intended to be used as unofficial marinas but as drop off and pick up, load and unload points only. Council is having a meeting on Sept 3rd to further discuss the issue. In the meantime, waterproof notices have been put on all private docks at the various landing points advising them about the planned removal and asking them to contact the Council with any concerns. A public dock will be installed in Kapikog Bay.

Questions were raised about the particular parking area near the dam. Grant said that according to the History of Healey Lake book, the dam was established in 1965/66. The road to the dam sits on Crown Land and was built to allow passage of cement trucks. In 1970, some residents paid to expand it and further upgrades came in 1972 but this did not give entitlement to ownership or private use of the land; only as an access point. No records about the actual sale of the Crown Land by MNR to individuals back in the 60's or 70's have been found. Grant further made it clear that this is a Township and not an Association matter.

Pine Bay

Grant noted that the vandalism at Pine Bay has stopped. He is aware that space is tight and crowded but the intent is to make a limited space available for all users. Rules have been established to make it fair.

Questions were asked about barges that frequently use the public docks but can damage them. In particular, the rather derelict looking barge that has been sitting by the main landing for the past 2 years was discussed. This barge is apparently used for dredging operations in September and October. After that, the barge should be gone.

7) Joe and Fatima Bamford (Get Off The Bus concerts)

Joe made members aware that their specific goal is to raise funds for the Parry Sound Hospital with \$140K raised to date. There is an Island Queen boat cruise scheduled for Saturday, the Peter Hintze Golf tournament on Sept 16th and he asks to check their Face Book page for information. If members are in Florida and want to see a concert, send Joe a note and there is a special price for the asking.

Charlie Smith moved to adjourn the Meeting