HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA)

ANNUAL MEETING

Annual General Meeting Minutes: September 1, 2019

President – David Latter Vice President – Jim Dunkley

Treasurer – Rick Kean Secretary – Debbie Latter

Membership Coordinator – Sharon Tosswill Fire and Safety Coordinator – Peter Morley

Dock Talk Coordinator – Ron Hutzul Water Testing Coordinator – Dan MacLeod

Regatta Coordinator – George Youngberg Advertising Coordinator – VACANT

Independent Reviewer of Association Financials - VACANT

Webmaster – ex officio – Dave Duggan Cottage Watch Co-ordinator – Brad Phillips

1. **PRESIDENT’S WELCOME**

Dave Latter welcomed Members to the 2019 Fall Meeting. As there are no speakers, the meeting should be short and let members to get back to their cottages and enjoy the lake. Thanks to Ben and Shelly Ramolla for again hosting our meeting. The refreshments have come from Chef Henrie’s.

2019 Highlights include a very successful Bottle Drive with income exceeding previous years. The Regatta and Beer Tent went well and the weather really cooperated this year. Thanks to all the Executive Members and a special thank you to all the volunteers who made it all possible.

We are always looking for feedback on what we should be doing as an Association. Any and all input is appreciated. You can email me at dlatter@bellnet.ca or call me at 416-407-4965 or contact any other members of the Executive with your suggestions.

Our finances are in good shape with a healthy balance. We have plans to spend some of these funds with the purchase of a land-based storage unit for Regatta items to be located in the trailer parking area. This location would be very helpful to Regatta organizers and offer more rodent proof storage for supplies than the current on water site.

Hydro is looking at reclassifying seasonal cottagers from A2 to A1, i.e. the same rate as permanent residents. The Federation of Cottage Associations of Ontario (FOCA) is very tuned in to what is being proposed. This change could increase hydro bills by as much as $1000 per cottage for some people. If you are not already aware, go online to get additional information and write your MPP.

As an Association, we have reviewed a draft 10 year leasing contract with the Township for the trailer park area and the public dock. The current wording is such that we are liable for risk. Our Insurance provider advises we are not insured for that. Our policy does cover liability for the Executive and all Volunteers for Association activities - but it is a very different situation for the type of risks and potential personal injuries involving the leased land/docking area. We have been advised that the wording in the proposed contract is not what the Council thought they had approved and that the Township staff will revisit what they sent to us.

Our Association has always had a partnership with the Township: if minor repairs to landings and docks are required, the Township pays for the materials while the Association provides the upkeep and labour. If major items are needed such as new docks at the public landings on the lake, the Township does it.

Approval of Minutes of May AGM

**Move to accept – Mike Szymanski Second - Brad Phillips Carried**

1. **Executive Activities**

**Membership – Sharon Tosswill**.

Membership is down and we are not sure why. Today, we have 173 paid members when it should be well over 200. On another level, about 1/3 of the cottagers on the lake have never been, or stopped being a member, some years ago. It benefits everyone to have a strong Association. It provides a greater voice for concerns about the dam, support for Cottage Watch, two way support for FOCA (Federation of Cottage Associations) and the Georgian Bay Biosphere Reserve (GBBR) , Fire Pumps, website development, maintenance of the public landings and trailer park, the Regatta and much more.

Members noted that the fees are small – only $40.00 – and should not be a significant deterrent. It was felt that a more aggressive approach could be taken to getting people to sign up such as placing messages on parked cars, contacting real estate agents to have them advise of ownership changes, a specific campaign directed at the benefits of membership, reviewing Municipal tax rolls as a cross check etc.

The Executive has put multiple articles in Dock Talk, instituted Pay Pal as an easy way to renew memberships, sends out mass membership mailings but, as always, we are limited in the number of volunteers coming forward to assist with any additional endeavours. With the exception of the Cottage Watch program, the Association has never tried to limit its activities to Members only and there is no realistic way to monitor or enforce it. The Executive does intend to make a list of known properties that are not members and make a concerted effort to contact them. In the meantime, it would be appreciated if existing members would encourage any new neighbours to join.

**Treasurer – Rick Kean**

It has been a good year to date. The first challenge was to update information required by Government on changes in Director. Such changes are required to be reported to the Province within 15 days. Glad to report that the Association is now fully up to date. Books in good order and an Association account balance of $14K. The dam account is approximately $17K.

This year’s accomplishments include: a $200 donation to the MacTier Cenotaph located behind the Legion, the Regatta and Beer Tent turned a small profit. Membership income is slightly down. T and Sweatshirt sales are ongoing through Lakeshore Marina. Contributions to the annual bottle drive were much appreciated. We are paid members of the Federation on Ontario Cottage Association (FOCA) and the Georgian Bay Biosphere Research (GBBR)

.

**Fire and Safety – Peter Morley**

The Association has been replacing the courtesy pumps for the past few years. There are 10 on the lake now. They are taken out in the late fall and replaced in the spring. Boxes are being replaced as needed. Three fire pumps are maintained on the year round. One member said he uses the fire pump to put in a hockey rink.

Charlie Smith advises that any time a pump is used, it should be reported to Peter Morley

The Association has provided a few solar safety lights around the lake. There are concerns that these lights are really within federal jurisdiction and should not be there. It was noted that the HLPOA assumes no liability for safety lights; that they are provided as a courtesy.

**Water Testing** –

Dan MacLeod has been conducting water tests this year. The GBBR provides the test kits out of Dorset. Healey Lake, like all others in the region, is tested for E.coli and clarity. Results are annually posted on the Township of the Archipelago website.

Members were reminded that the Healey Lake testing does not replace the need for individual, cottage tap water testing. Grant indicated that plastic bottles for water testing are available at the MacTier Library. Samples should be taken to the Public Health Office in Parry Sound.

It was suggested that the Association out a link on its website to the Municipal water test results.

**Regatta –** George Youngberg

George thanked the 50-60 volunteers who made it all possible with special thanks to Mike and Heather Syzmanski for running the Beer Garden. The organization and help for the Regatta is a huge ask and we have been fortunate in getting many helping hands. The Bottle Drive brought in over $1,000 helped in part by George’s extended family members who brought in more than 1,000 cans.

**Executive Vacancies** – Independent Auditor, Advertising, Dock Talk assistants

We are still looking for a volunteer to replace David Pols who provided an independent audit of the Association’s annual financial report.

Also looking for someone to take on Advertising

Dock Talk (Ron Hutzul) really could use a few assistants to provide more content and to help get the editions out in a timely manner. We are trying to have three annual publications in April, July and October but this has been a struggle at times. If you have any ideas for publication or can help even in a small way, Ron would love to hear from you.

Dave Latter cannot overemphasize the importance of Volunteers to carry out the Association’s work. We have a very good Executive; some with 10 years of continued involvement. The Association needs good volunteers to keep transitions going. It cannot always be the same few people doing an expanded number of jobs. Too many are doing double duty and frankly, it is not sustainable.

We would like to have a variety of people. There are a number of younger people of the lake in recent years but they are not yet visible to the Association or coming forward with their new ideas or their energy. Anything members can do to encourage more involvement, speaking to new neighbours about Association activities, would be much appreciated and only benefits the lake community as a whole.

**Dam Update** – Dave Latter

The 5 year inspection by a Ministry of Natural Resources engaged Engineering Firm, is supposed to take place this year. Previous understandings that MNR would apply expanding polymer to seal the leaks when the dam stops running, is being delayed pending the 5 year inspection.

The last 5 yr. examination by an Engineering firm was completed in January 2014. Not the best time from our point of view, when the dam is frozen and under snow. We have asked to be advised of the next scheduled Inspection so that we could attend but have been advised that we should not talk to them or be present.

Our objective is to get on a list for replacement of the stone and mortar section. The concrete section was replaced about 20 years ago and remains in good condition. The Association established a separate bank account many years ago to help guard against any emergencies that might happen.

**Annual General Meetings**

The Constitution requires “an annual General Meeting of the Association before April 30 each year”. Historically, the AGM was held in Toronto in the spring. Over time, the Toronto meeting evolved to the lake and a second meeting was added in the fall. As a result, for many years now, there have been two AGMs held at the lake on the May and September long weekends.

The Association Executive is considering cancelling the September meeting, recognizing that only one is required by the Constitution, but would like discussion and further input from the membership on this issue.

The fall meeting is generally attended by fewer members than in the Spring. Developing content for the two meetings – speakers, topics of common interest, etc. – is often a challenge. Arranging space to hold meetings has been an issue in recent years with the intermittent and now final closing of Healey Lake Lodge. The availability of meeting space at Lakeshore Marina has, however, helped this greatly. In recent years, the Association has also developed a website that is instrumental in advising members of lake events, current activities and items of special interest to members including linkages to FOCA, Township, GBBR and other lake partners.

Cons to the limit to one AGM were ardently conveyed most notably by N Simpson and A Zeltkans.

If membership is down and the second meeting is cancelled, membership could go down more.

The Association needs to be visible and one way to maintain that visibility is to have two meetings.

AGMs are a good update to hear what is going on; it shows people are working behind the scenes for the benefit of the members.

Every organization goes through struggles

The fall meeting gives an opportunity for a wind up of the season’s activities. This is as beneficial as the welcome to the lake messaging in the Spring.

The fact that there were so many attending this particular fall meeting speaks well of the organization

Want the Association to keep up interest through the maintenance of the 2 meetings

Nancy Simpson, supported by Ben Ramolla, proposed a motion to keep both meetings.

**Dave Latter proposed an amendment to Nancy’s motion; that any decision about cancelling the fall AGM be deferred to the Spring, 2020 meeting.** This would give more people time to think about it over the winter.

**Nancy Simpson moved to accept the revised Motion. Seconded by Charlie Smith**

**Cottage Watch**

Brad Philips will be coordinating this volunteers for Cottage Watch. This is a service offered only to members in good standing with the Association, whereby cottages are checked at least once over the winter months. Any issues found (like open windows, unreported break-ins, downed trees) will be brought to the owner’s attention – another reason why we need your contact information to be up to date. Anyone interested in volunteering to assist should contact

**Photo Contest**

We really tried to get interest in a 2019 Photo Contest but in the end, only 4 entries were submitted to Missy Mandel and Andy Zeltkans, the organizers. We will try again next year.

**Councillor’s Update** Grant Walker

Grant said that due to weather in spring, the Township had to defer planned roadwork.

There are new Fire Rating signs on Healey Lake Rd by Lake Hellangone. The Township signs are different from those in nearby Georgian Bay Township in which MacTier is situated. The Archipelago has a different and higher criteria for fire ratings. It covers a huge geographic area with sparse population. This is recognized as being confusing to cottagers when The Archipelago sign states one fire rating and the Georgian Bay sign they see while shopping in MacTier says another.

The biggest problem on the lake remains that of fires. It is up to you as owners, to make the rules clear to renters or relatives. If rules are broken, you will get charged. If you see that rules are being broken, call the fire officer, Gary Joicey 310-FIRE and he will press charges.

Members expressed concern that when the rating is Extreme, campers may not recognize that this means no fires even for cooking. Wouldn’t it be simpler to just put NO FIRES on the sign? Grant says the signs are province wide.

Grant suggested the Association look at West Parry Sound Hospital’s website for info on the properties of 911. The decrease in land lines and increase in cell phones can create problems for ER service access. Renters and relatives/guests in cottage country should have very clear instructions for emergency situations - fire or medical. It is just not the same as in the city. The hospital is encouraging explicit instructions for ER situations. **This type of information could be on our website and in Dock Talk.**

Grant noted that 911 calls, which require an OPP response even if cancelled, are up again. This results in higher costs for the Township. Costs are not just in money and manpower but takes away time from true emergencies.

The Province continues to study regional governments and potentially further municipal amalgamations. The Archipelago feels strongly that because we are so different from our neighbours there isn’t a good fit for amalgamations. The Archipelago already shares equipment, some staff, purchasing and other things with their neighbouring municipalities. The Association of Municipalities of Ontario (AMO) is involved in these discussions.

Much feedback was obtained from the Deer Horn Meeting, attended by our Association among others. A strategic plan is to be developed based on the discussions

The issue of Bikers and cycle clubs on Healey Lake Road was raised. Grant said a request to provide bike lanes was an impossibility. There is no side lane space and adding one has a $6M+ price tag.

The side by side riders are just asking for trouble and you can’t legislate for stupidity.

Members were thanked for coming to today’s meeting.

**Meeting adjourned:**