

HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA) ANNUAL MEETING

Annual General Meeting Agenda: September 5, 2021

1. PRESIDENT'S WELCOME

Dave Latter welcomed members to the first meeting in almost 2 years. A combination of a Zoom and in person meeting.

Dam Update: Only through the Freedom of Information Act, were we successful in getting a copy of the 2019 Engineering Report on the Healey Lake dam. In the same FOI request, we asked for a list of all dams in the Province and where Healey Lake sits on the Province's inventory for attention.

The East side dam, the newest of the 2, is noted to be in fair to good shape. The Engineers would like to see brush and logs cleared and the presence of signs to state No Diving. There is slight leaking on one side that might require minor repairs of \$1K but the total to replace this portion would be \$900K.

The West weir is reported as having little to moderate, water leakage, however, stones on top are delaminating and they want gates installed. The report says that dam failure would minimally cause damage to the lake. It should be noted they are discussing risk downstream from the lake and not to properties on the lake; their message being that we don't have an emergency factor.

Estimated costs are \$840K to replace and \$450K to rehabilitate it. The takeaway is that to repair or replace will take 5 years and since the report is dated 2019, we are now 2 years along. Rehab work could be to insert a liner as a repair and to replace missing stones. Healey Lake is not even on their list, absent any recommendation or timeline for anything to be done. Dave feels that we need to find someone in MoE to find out the process and get on the list not refurbishment but to replace. We have been working for more over 7 years with local authorities and now need to reach a higher level. Dave asked if any of the members knew of contacts or were available to assist and said the Engineering Report could be shared with members interested in it. Dave will continue to seek more senior Ministry input.

Q: Would the Ministry of the Environment or the Association have to pay for work on the dam?

R: Over 20 years ago, there was sweat equity by cottage owners to replace the newest section of the dam. The Province owns the dam. The Association was told not to interfere – even when we said we would pay for another Engineering Assessment, their messaging was that if we in any way touched the dam, we would be considered as owning it fully. HLPOA has for some years now, maintained a separate Dam Account for emergency purposes. In most years, surplus funds have been transferred from the General account to the Dam account. More funds may be transferred but we as yet, unaware of what responsibilities all members of the lake community, not just Association members, would have if something does go ahead. The Dam account is an important asset for us.

Q – Do we know the state of the Kapikog dam since it could affect us too? Dave to check.

Trailer Park by Marinas: The Association recently signed a lease on the land between the Marinas known as the public landing and the trailer parking lot. The Association is not liable for the dock but we are liable for the trailer park and the land based, boat launch area. Our insurance covers these areas.

The trailer area is restricted to use by Members only and it may be used by their renters. All trailers using the area must have waterproof tags identifying the owner and their contact information. Equipment stored without tags risks being removed at the owner's expense. The Township has helped clear out abandoned equipment, removed some trees/shrubs and put in new gravel. Rick Kean organized the mowing and general cleanup of the area. Thanks to Rick, Zoran Vukasinovic, Tony Kastelic and Jeff Hynes.

The Association has also purchased and put in place a steel storage container for Regatta and other Association equipment. Equipment stored in the Fire House on the lake will be moved and can now be more securely kept with less interference from rodents and general disintegration. Thanks to Jim Dunkley, Brad Phillips, Peter Morley for helping get the storage unit organized and in place.

The Regatta has been unfortunately cancelled for 2 years running but George Youngberg and Michelle Burandt have kept up with supplying us with Healey Lake attire. Their combined efforts are much appreciated.

If you have boated down the main channel, you will have noticed a refurbished deck and a refurbished Fire House – new paint job to follow. Dave McNamara and his family have donated and have undertaken this work along with a lot of assistance from Brad Philips. The Association thanks you for your efforts.

TOA has funds for a program to pick up abandoned docks. The program was also offered to Georgian Bay Association members. We could see if we have any on Healey that meet their criteria. It is not a program to remove any old dock – just “abandoned” ones. Rod Souci could think of three. **HLPOA will contact the Township to see if the program is available for a 2022 pick up at a designated spot on the lake.** Next year was suggested (2022) because new docks are usually ordered in the Spring.

Approval of Minutes from the last AGM – Sept 1, 2019

Peter Morley moved acceptance. Sharon Tosswill seconded. All in favour based on a show of hands.

Executive Committee for 2020-21

President – David Latter
Vice President – Jim Dunkley
Treasurer – Rick Kean
Secretary – Debbie Latter
Membership Coordinator – Sharon Tosswill
Dock Talk – Ron Hutzul
Advertising Coordinator – VACANT
Webmaster – ex officio – Dave Duggan
Cottage Watch – ex-officio – Brad Phillips
TOA Counsellor – ex-officio – Vacant pending TOA resolution

Approval by members based on a show of hands

2019/20, 2020/21 Financial Reports – Rick Kean, Treasurer

Copies of the Financial Summaries were distributed.

In 2020, the Association donated \$5,000 to the West Parry Sound General Hospital in lieu of having the Regatta. The only other major expense was the purchase of a Storage Unit which is now on site.

There is \$18K in the General Account and \$17K in the Dam Account

Since David Pols retired in 2018/19, and despite recruitment efforts, the Association has not had an independent auditor to provide a second set of eyes on our Financials. We could pay \$1,000 or more annually but would prefer a volunteer from the lake. The person does not have to be an auditor. Please let Dave Latter or Rick Kean know of your interest.

This year we have added an e-transfer method for payment of Association dues. You can now pay by PayPal, cheque/cash and by e-transfer. E-Transfers can be made payable to Treasurer@healeylake.org Just be sure to identify yourself and your property in the covering memo. **A note will be put on our website about this third way to pay.**

Membership Update – Sharon Tosswill

As at the end of August, Membership is down to about 175 when it is usually around 208. Many cottages have changed hands in the last couple of years and we are doing our best to learn of new owners. If you have new neighbours, please let us know. A Lake Directory is planned for 2021. This takes time and needs your most up to date contact info. For those who haven't yet signed on, please do this now.

Next year we hope to do the bulk of our Membership renewals by email and online through the website, rather than by mail. Those members who prefer a mailed renewal slip will continue to be accommodated by Sharon Tosswill.

Fire and Safety – Peter Morley

Peter is often assisted by Brad Phillips. We are often losing small parts from the fire pumps and having to replace them. There are now 10 courtesy pumps on various Association member properties around the lake. If you use them, please let Peter know so they can be refueled and maintained. This year there was one grass fire, likely caused by unextinguished cigarettes. It was thankfully put out with Ben Ramolla and other's help. The Krep's cottage on the channel burned down in early spring.

The Association thanks Peter and Brad for doing a terrific job of keeping the pumps in place and in working order. And thanks also to those members who offer space for the pumps on their docks.

Dock Talk – Ron Hutzul

Thanks to Ron who has put out 2 editions thus far and to all our contributors. One more issue will follow later this fall. Ron is always looking for input to Dock Talk. If you have articles or photos (past, present or future) and/or suggestions for inclusion, please contact Ron.

Regatta – George Youngberg

Another year went by without our Regatta. The July Bottle Drive did raise about \$1100 and we made a small profit on Healey Lake attire this year. Happy to report that there has been NO damage to Ben and Shelley's property for 2 years. We are always looking for volunteers (sons, daughters, parents, kids) to help and the 2022 Regatta will require all of our combined efforts. As the saying goes – it takes a village to build a ship!

Cottage Watch – Brad Phillips

The Team noted that several cottages are still missing signage to identify their cottage from the lake side. There are long stretches of cottages without numbers making it difficult for the Cottage Watch volunteers to identify which cottages belong to which Members. It would be greatly appreciated if you could place some lot numbers, preferably above the snow line, to identify your cottage. The Association thanks Brad and all his volunteers for checking our cottages mid winter.

Water Testing – Dan MacLeod

2 locations are tested twice a year – at the rock cut into Kapikog Bay and near Pine Bay. We would like 4 locations since Healey has many bays and is not a typically round lake. Big Dollard Bay should be a candidate for testing as the water is darker. We test for calcium, clarity and for phosphorous. Clarity this year was at 7.3 ft instead of usual 9 ft. We have gone without overall results for 2 years. The testing arm of Georgian Bay Biosphere did not give out any testing equipment during covid.

Q: Is phosphorous related to algae blooms? R: Yes

Q: Do we test for E.coli? R: No. The Township stopped testing for E.coli two years ago; the rationale being that E.coli, unlike Phosphorous, is transitory and does not accumulate over time. It remains the responsibility of the cottage owner to do his/her own testing and send collected water tap samples to the Parry Sound Public Health Unit. The Public Library in MacTier is one source for bottles for testing water; the Public Health Unit itself is another.

There were further questions and discussion about whether the Association should be involved in E.coli testing of raw water. One thought it should be appropriate where kids are swimming, another commented that it is seasonal, variable and could possibly be animal related. Ensuring that owners have septic systems regularly checked is also an important consideration. One of the Marina's pays \$30 to have a monthly test done. Dave Latter asked if this was a responsibility that members wanted the Association to actually take on while another member questioned what the Association could do any results – i.e. how practical it is for the Association to do anything.

Another member suggested that there are preventive measures that all owners can take such as no fertilizer use and efforts to preserve shorelines to prevent runoff.

Dave L. suggested that we talk to the Georgian Bay Biosphere about a proper E.coli testing study – its benefits and the practicality of the Association undertaking its own tests for 2022.

Issues Raised by Membership

1) Lake Stewardship

Robin Pile raised the need for some kind of Lake Stewardship program or service that would include an overall environmental look and clean up at the lake. In her Bay, accumulated garbage and debris is interfering with fish nursery and turtle areas. Jumping Rock on Dollard and Picnic Rock are being more frequently littered with bottles, bags, garbage and bonfire material. Other members commented on seeing people cleaning ATVs at landings of gasoline dirt and animal matter as well as cleaning boats with chemicals that go into the water. Unfortunately, before Robin's suggestions for a program could be fleshed out, the Zoom meeting component failed but **it was agreed that the Association Executive would look further into the matter and enlist the support of interested volunteers.**

2) Markers and Lights

We received a request from a member who volunteered to physically anchor any markers to rocks that the Association wanted to provide. We also had a member request to replace a solar light that was failing. This led the Executive to look further into the provision of lights, markers and liability for providing them. HLPOA now has an informal system of 4-5 courtesy solar lights and markers around the lake. These have been in place for many years and are occasionally replaced as a courtesy to members.

The basic issue is that if the Association marks one rock or reef, we should now mark them all AND as an Association, we would be formally liable for maintaining them as well as being responsible for any consequences /mishaps if they fail or are moved or blown away. In a worst case scenario, this could include attendance at inquests. Peter Morley was trained that only the coast guard can install them to specific requirements which the Association has not historically been doing.

The Association has a legal means to set up markers on reefs and rocks. We can also explore insurance at an extra cost for this service. What we now need is to have a consensus that our members approve of the Association becoming formally involved in providing lights and markers and all that goes with a formal system.

The general consensus seemed to be that the Association should not get involved in a formal light and marker program with all its inherent liabilities. Some questioned if we could just carry on with our informal, courtesy system and just not add anything new. And see if we can carry on as we have been.

The Executive will seek further advice from our Insurance Company on the extent of our liabilities in offering our current courtesy service.

3) Garbage Bins and Porta Potties at Main Landing

A noted increase in use of the lake by renters, campers, fishermen, new/existing owners & guests, lodge activity etc. appears to be resulting in a significant increase in garbage in and around the lake and especially at Marinas and the public dock. Similar problems have been noted at the Fox Back landing. Garbage is left under cars and on roads, an onshore fire was caused by discarded cigarette butts, dog and even human waste has been left at the landing – all indicators of increased use and more specifically, of non-caring individuals who seem to have little regard for our lake environment. This is a new issue over the last couple of years.

One member said garbage bins would only invite people to dump garbage – as they do in city parks.

The Executive will further explore provision of bins and a portable toilet at the landing area and report back at the Spring AGM

4) Fire Service for the Area

Grant Walker has retired from the Township after 30 years of service. A replacement is expected to be provided by the end of his term. The Association thanks Grant for his past, valuable services. He has always been helpful in addressing the needs of people on our lake and the Association.

It was suggested we should be talking to the Township about a fire service or communication of fire on the lake. "If we can call 911 for an ambulance, why not a fire". One member asked if there was a roster of key people who could be called or texted on the lake for red alerts. This will be taken up with the new Councillor when known.

5) LLD Moth Outbreak

There is currently no plan for the Association to arrange for an overall lake spraying. Some cottages did contact an arborist to ask about individual property spraying and said it helped. If people are interested in a group spray for next year, the Association could possibly help if there is enough interest. There will be future articles posted to Dock Talk about moths.

Another member noted that ticks are an issue on some of the islands along Fox Back. A caution for people and pets.

The meeting was adjourned