

# **HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA)**

## **AGM – MINUTES Sunday Sept 4, 2022**

Location: Lakeshore Marina. September 4, 2022. 10:00 a.m.

Executive for 2022

President – David Latter  
Vice President – **VACANT**  
Treasurer – Rick Kean  
Secretary – Debbie Latter  
Membership – Sharon Tosswill  
Fire and Safety – **VACANT**  
Dock Talk – Ron Hutzul  
Regatta – George Youngberg  
Advertising – Jenna Harbaugh  
Lake Stewardship Committee - Doug Thompson  
Cottage Watch – Arnie Sperl  
Webmaster – ex officio – Dave Duggan  
Councillor – ex-officio – Dan MacLeod

### **President's Welcome and Report**

Parking lots issues seem to have calmed down especially at Pine Bay – There seemed to be fewer people on lake and less boat traffic this year.

There have been many boat accidents on Georgian Bay this year and the OPP are concerned. Healey is a relatively safe lake and we have, through Nancy Simpson's initial efforts, had involvement with Safe Quiet Lakes, an organization devoted to safe and courteous boating. The Association has received fewer complaints about speed boaters and efforts are being made to move boats into the larger bays for water skiing and other boating activities, so some improvements are being made. We all need to remind and persuade people to be courteous and aware of wakes.

The Association is entirely made up of volunteers. More are needed to carry out our lake activities. A VP position remains open as is the Fire Safety Coordinator, a critical position for us all. Peter Morley has done an excellent job for several years now in making sure our fire pumps are in place and in working order. While we do have a back-up plan for maintenance, a replacement for Peter is imperative.

Arnie Sperl needs more Cottage Watch volunteers. Only three were available to help last winter, resulting in some cottages being missed. Similarly, Rick Kean was able to find only 1 other person to assist in clearing out the brush around the trailer park.

The President's position was not intended as a "life" position, and we are in need of people to provide new blood and give their energy to the Association. Please think about what you can do to assist to keep the Association strong and have a presence on the lake.

Dave Duggan maintains our website and could always use additional help with any suggested updates. Our blast email system has run in to some snags with continued reports of members not receiving emails, but this is being worked on.

There is a Healey Lake News and Views Facebook page, but this is not run by the Association. It is a great and fast way to communicate and share lake activities and we appreciate the providers for this service. We abandoned our FB page a few years ago because of spammers and complaints by some members about abuse. The operator was spending far too much time clearing up inappropriate messaging and the Membership voted to remove it.

## **Review Minutes of AGM May 22, 2021 -**

Dave clarified an issue in the Minutes about water testing. We participate in a Lake Monitoring Program overseen by Georgian Bay Biosphere (GBB) where we test in two spots on the lake, once a year. These sites are in Pine Bay and between the islands. We do want another kit to test in Dollard Bay but have not yet been provided with a third kit. The Minutes reflect that we may test water twice a year, but this is incorrect.

Similarly, the GBB tests are not for E-Coli but for phosphorous on the basis that phosphorous has a cumulative effect. It remains the responsibility of individual cottagers to test their own water, through the Public Health Unit, for E-Coli. Testing for E-Coli is not something the Association wishes to take on when The Health Unit already does this. Test kits can be picked up at the Public Health Unit in Parry Sound and kits are sometimes found in the Library in MacTier. At our own cottage, we tested positive for E-Coli early in the year and replacement of the UV light and cleaning out of the sediment filter tubes resolved the problem. I would encourage everyone to continue with their own annual testing.

**Moved by Dan MacLeod to accept the Minutes with the noted water testing corrections and seconded by Ben Ramolla. All were in favour of the motion to accept.**

## **Executive Updates**

**Treasurer** - Rick Kean

The Association is in good shape financially. Theresa Bowman has volunteered to undertake an independent review of the accounts. Theresa completed an audit of 2021 and provided her opinion. Our year runs from March 1 to Feb 28. HLPOA is a cash-oriented organization, but all invoices and payments out were found to be in order. We have been asked to do better job tracking membership numbers to receipts. Her honest and professional opinion is much appreciated.

Our Bank account increased, largely due to the significant efforts of George and Michelle. The annual Regatta is now consistently showing a profit after years of red ink. We now have \$22K in bank. Major remaining payouts include FOCA due and Insurance coverage. Major expenditures in recent years include a land storage unit and a donation to the West Parry Sound Hospital. The latter was provided in lieu of the Regatta being cancelled because of Covid.

New expenses are attributed to the Stewardship Program focusing on the health of the lake. Doug Thompson and his volunteers are placing signs on crown land where campers consistently visit.

Dave also commented that we will look at things on lake that might require expenditures and of interest to everyone. A new BBQ has also been purchased.

**Rob and Dan put forward a motion to accept the Treasurer's report. All were in favour.**

## **Wireless on the Lake –and a Bell Tower on Penn Lake Rd**

Richard Martin outlined the situation. Richard has nothing to do with proposal for 150 Ft Cell tower on lake. Whether it is for internet or just cell isn't known and there has been some secrecy. Bell's 5G system emerging and Bell will ultimately put Richard out of business. There are some concerns about the visibility of the proposed cell tower. Richard won't likely see it from his place but everyone on Kapikog and those close to Penn Rd will see.

The Province has done an RFP to install fibre optic cable to all in province including the islands/water access places. Bell, Shaw, Cogeco and Rogers competed with the result that Bell was awarded this section with \$431M of the Provincial fund with 5 years (2025) to complete.

Richard has decided not to expand his existing service; not when faced with longer term elimination by Bell. Richard speculates that Bell may just by-pass the islands for fibreoptics. It is one thing to provide fibreoptics in say Barrie but another to get it to island residents. Bell already pays \$86 to connect to hydro poles but running fibreoptics through bush is another matter. The Bell project has a very high profile. Richard just wanted us to know what to expect.

A member asked about Starlink. Richard explained that you need an unobstructed view of the northern sky which has implications for tree cutting. Orders today would not likely be fulfilled until later 2023. Some people bought it (e.g. H & H Lodge) but couldn't get a faster service while a couple of others couldn't get a proper signal. Costs are in the order of \$160 a month and \$700 for radio. Professional installment is also necessary.

Dan MacLeod said the Township has been closely monitoring the Bell situation but agrees it has been difficult to get open info. Joe Villeneuve is talking with Bell all the time. The Ontario Government mission is to get all of Ontario online.

If a tower is built on crown land, only those residences within 500 metres of the tower need to be notified/consulted. This was a concern expressed to the Association by one HLPOA member but there is nothing to be done about it. It will not be topped to resemble a pine tree, which Richard says costs in the range of \$1M and is expensive to build and maintain. Members thanked Richard for his service.

### **Membership 2022**

Membership numbers are down for this time of year (2/3's have signed on) but 2 reminders have been sent out and one last will be sent out in December. We continue to have a lot of turnovers on the lake and would ask members with new neighbours to please let newcomers know about the Association.

### **Regatta – George Youngberg and Michelle Burandt**

There was an excellent turnout for this year's Regatta and Beer Tent. Many ,many thanks to the volunteers who helped out. We couldn't do it without you.

We received several donations including a \$75.00 gift certificate from Melanie Coulson. Special thanks to Ben and Shelley Ramolla for providing their site and to Ben's updating of the sign by the trailer park.

The sales of Regatta swag are labour intensive but very rewarding.

Catrine Brunke suggested that offering a discount coupon to members only might encourage more membership in the Association and reminded people that a minor cash contribution, in lieu of actual bottles, to the annual Bottle Drive, would boost funds for the Regatta.

**Fire and Safety** - Peter Morley has retired from this position and a new volunteer is needed. NOTE: after the meeting, John Mendicino has kindly agreed to take on this key role. Thanks John.

### **Dock Talk – Ron Hutzul**

HLPOA has committed to three editions a year in Spring, Summer and Fall. Ron is aiming to get more visuals and content into each edition and to emphasize topical things. More are sometimes more ads than content. Which is good for finances but not the overall look. Anyone with ideas and contributions for content should contact Ron directly.

### **Cottage Watch – Arnie Sperl**

Arnie has a standing request for additional volunteers as only 3 were available last winter so apologies are given if we were not able to visit everyone. More people are living full time on the lake on a regular basis and others may not need or want a Cottage Watch visit. We will be asking you on next year's registration form if you do want a Cottage Watch visit. Not a lot of issues were found; a couple of doors were open and needed securing but little else of concern.

When asked by a member whether anyone keeps tabs on robberies, the answer was no. It is a police matter and reports are not made to the Association.

### **Lake Stewardship and Water Testing – Doug Thompson written report**

The Lake Healey stewardship committee presently has 7 members. The following projects were undertaken this year

- Water testing for Phosphates, Calcium and Clarity. Results not back. Previous levels have been low which is reassuring for not having algae blooms or zebra muscle invasion.
- Invasive species testing for Zebra and Quagga Muscles and Spiny Water flea was undertaken by John King. Results expected late fall.

- Signs posted on the 3 camp sites to basically ensure campfires extinguished, trees not cut and ALL garbage and human substances removed. One site had to be cleaned up and will be supervised by one of our members.
- Yellow iris invasive species being monitored.
- Loon populations on the lake being monitored.
- Phosphate free products were promoted on the lake and in the newsletter. More can be done to promote locally in our stores.
- We will continue to contribute to the newsletter on environmental issues.

Some residents asked if water testing for bacteria was done. This has to be done by a private lab at a cost. If anyone feels they would like to have their area or bay tested we can give you information on labs available.

Finally we all realize that having a cottage on a lake is a luxury, a privilege but also has major impact on the environment and global warming. Fossil fuel use in traveling to the cottage and our boat use are examples. We were lucky this year re: climate change effects but we are seeing more extreme conditions like storms and lightning strikes and some flooding 2 years ago that will get only get worse in the future and we all know we are facing a very different future for our next generation to inhabit. Taking measures like belonging to the Lake Healey Property Owners Association and having the discussion with our friends and neighbors about joining, which in turn increases our community involvement and gives us access to FOCA and all their educational material are important. Also individually looking at our carbon debt in general, trying to offset and working together as a community to all do our part for climate change in areas like transportation and fossil fuel use are also important. Communities and we are a community and the measures we implement are responsible for 50% or the solution to Global warming. Technology and government measures alone are not going to save us.

Submitted

Doug Thompson

#### **Councillor Update – Dan MacLeod**

Dave Pols , an accountant and archivist for the Association over decades, has died. He will be much missed. Looking around the room, Dan says he sees a lot of people suitable for VP.

Make sure waste cards are available to show at the transfer stations. These will be required to show as of Jan 1.

Food cycler. The Township will be offering reduced price food cyclers later in the year. These are kitchen counter sized are designed to reduce all kitchen waste to a compost material that can be used in gardens. 1400 units are on order. Retail value is about \$400 and the Township trying to get for \$175-\$200.

Dam: The TOA staff are now working with the Association and the Ministry of Natural Resources to address dam reports on deficiencies. Engineering reports were completed in 2014 and 2019 on a 5 year basis. Adam Wakefield MNR is in contact with an Engineer hired by TOA (Kale). There is a recognized need from our perspective to get on the list for refurbishment or preferably replacement.

#### **Other Business:**

Lights and Rock Markers: This matter has been discussed in more detail at the last 2 AGMs. The Association has received advice from our Insurers that if we provide markers, we need to comply fully with Federal requirements. For some time, the Association has had an informal system of supplying lights and markers to a few known areas of the lake. We no longer have a volunteer to replace markers and others are concerned about liability if an accident occurs given that our markers do not fully comply. The Association has received a few requests this year to replace burned out lights and to add markers.

The Executive has looked at this further and our preference is to maintain the current hazard markers on an informal basis only. No new spots will be added by the HLPOA. Property owners are free to place their own markers (e.g. javex bottles). If people are new to or unfamiliar with the lake, they are encouraged to ask others about the known hazards.

Dave asked if anyone had concerns about the Executives decision. No one reported any issues.

### **Wake Boats**

Dan MacLeod was asked if we had any way to control or limit wake boats on the Lake. No, however, different townships are trying to get a formula to discourage wake boats from being on lakes this size. The main two problems caused by wake boats relate to shoreline erosion and stirring the lake bottom.

Wake boats on “surf mode” make worst probs. If you are renting your cottage, please try to discourage wake boats.

It was asked if there are benefits to saying we, as an Association, discourage them. Nancy Simpson advocates for involving Safe Quiet Waters to try to influence opinion. John King expressed concern for the damage caused by excessive wake. His property has lost a few feet of shoreline in recent years. The problem of constant back and forth boat activities in a narrower channel, with small boats being smashed in their dock ties, cannot be overstated.

Decibel levels are another concern. Four stroke engines are quieter.

While some members would like a ban on wake boats, others argue that education and courtesy are needed. “Wake” and not “wake boat,” is the real issue. Boaters should be encouraged to carry out water activities (skiing, tubing etc.) in the bigger and more open sections of the lake. To reduce wake, Boaters are encouraged to take off at right angles to the shore into the middle of the lake & then turn; not take off parallel to the shore. **All messaging should be in the context of boating safety and of general courtesy.**

### **Member Suggestions**

There is a continuing problem of human waste and excessive garbage by the main public landing that has again been brought to the Association’s attention. A further request has been made to consider the sponsoring of a portable toilet and possibly garbage (bear proof) bins somewhere between the 2 marinas.

After much discussion of pros and cons, **a motion was put forward by Rick Kean and seconded by Catrine Brunke to provide one portable toilet on a 3 month trial basis from May to September 2023, at the public landing. Carried.**

An article will also be placed in Dock Talk noting the location of other public washrooms along the route to Healey Lake. The Executive will find a supplier for the porta-pottie over the winter. The Association has the funds but there are still concerns about abuse and vandalism. This will be monitored over the trial period.

There was no agreement to provide bear proof bins at this time.

### **Wrap Up**

Dave thanked Ben and Shelley for providing us use of their facilities for the meeting.