

HEALEY LAKE PROPERTY OWNERS ASSOCIATION AGM – AGENDA SEPTEMBER 3, 2023

(HLPOA)

Location: Lakeshore Marina.

Sunday, September 3, 2023. 10:00 a.m.

Executive:

President – David Latter

Treasurer – Rick Kean

Membership – Sharon Tosswill

Dock Talk – Ron Hutzul

Advertising – Jenna Harbaugh

Lake Stewardship Committee - Doug Thompson

Webmaster – ex officio – Dave Duggan

Councillor – ex-officio – Dan MacLeod

Vice President – Vacant

Secretary – Debbie Latter

Fire and Safety – John Mendicino

Regatta – George Youngberg

Cottage Watch – Arnie Sperl

President's Welcome and Report

The Executive have had a productive year. Our finances are in good order and we will continue to work over the coming winter on how to best use our funds to benefit the lake. The Regatta was again successful and I want to thank all those who have contributed of their time and energy to make it the most anticipated event on the lake. George and Michelle are superb organizers and this year, we all benefitted from Symantha and Zoran's input on Regatta apparel.

We have benefitted from the Township's improvements to docks. The Association may want to undertake some further initiatives on its own. We have been made aware of potential docking issues in Kapikog Bay and by the Dam. We will look at this over the winter.

The Association provided a porta pottie, installed on a trial basis, at the main landing. Aside from a stolen garbage can, it seems to be a welcome addition, with no complaints of misuse coming from the company providing it. and we hope to provide it again next summer. Now to work on getting people to stop throwing garbage at the Landing(s).

A reminder about boating: Please remember when tubing, to move to the bigger parts of the lake and avoid going close to shore where wake disrupts moored boats. Education is an ongoing process and we seem to have a ways to go.

An Association member suggested having an ER plan for the lake. This is something we would have to discuss further with the Township. There is only one road in and out.

Hydro improvements are being made. We would hope not a repeat of last winter with continued and long outages.

Planned and current expenditures include:

- a phased replacement of fire pumps around the lake,
- replacing pump storage bins is underway
- Funding a porta potty at the Main Landing,
- lending libraries at 2 landings
- a donation to the Parry Sound Museum
- equipment to maintain the Trailer Park
- signage
- Regatta equipment such as tables, a used sound system

Approval of Minutes from May 2023 AGM

It was Moved by John Mendicino and seconded by John King to approve the Minutes. All in favour – carried.

Executive Updates

Treasurer : Rick Kean was not available. Dave reported on financials.

The **Bottle Drive** brought in about \$950 that was put towards the Regatta. The change from using a barge to collect the bottles to having a central drop off location at the Main Landing has worked well. Saves a lot of gas and makes for easier collection. People have been very good about sorting bottles by colour.

In response to a Q, Dan MacLeod indicated that the Lion's Club collection of bottles at the Transfer Stations has not really interfered with the Association's bottle drive.

The Regatta details are not yet available. An early review suggests a surplus was again realized.

Membership income has been relatively steady year over year although numbers are down this year. A strong Association is needed to advocate for the entire lake.

Advertising in Dock Talk is an additional source of revenue.

We do not place our financial statements on our website but copies are handed out at our AGMs. Minutes are posted on our website once they have been approved by the Membership at the annual General Meetings. Anyone wanting information can write to us and we will email them.

Membership

Current membership sites at 193 members, down from the average 218 in recent years.

We plan an updated Lake Directory so please renew your membership now. Late renewers cannot be guaranteed inclusion in the 2023 Directory.

Question: Do people who own multiple properties on the Lake pay for more than one membership?

The Constitution reads that there is to be one full time member for every one property. The current Executive is not aware that a full membership from all of the 315 or so properties on the lake has ever been achieved.

There are a handful of owners on the lake with more than one property. One member has voluntarily paid for 2 owned properties but no one else done this and the Association has not really pursued it. It is sometimes hard enough to get one membership let alone two, even if those properties are often rented out.

Question: The Trailer Park is intended for use by Members Only but there are several unmarked and/or non member trailers parked there. Could the Association collect fees from non members or use a Denver boot?

The short answer is No to collecting fees. The Association lacks the volunteer manpower to "police" use of the trailer park and the Township would not agree to fees. We only lease the land from the Township. We have put many reminders in Dock Talk and occasionally sent an email where we have specific contact info, without much success. We can put up signage but it has to remain an honour system. We can, however, arrange for the removal of non member equipment at their own cost.

Regatta : Michelle Burandt/George Youngberg

Michelle gave a big thanks to all volunteers and participants who helped make the Regatta a success. The turnout was high and the weather really cooperated. The Silent Auction is becoming extremely good event with many great donations.

Some of the apparel was provided to both Marina owners as a thank you for their continued support.

It was noted that Kid's shirt sales are down so that market may be saturated. In earlier Regatta times, participants under 12 were given free T's – which may have contributed, in part, to consistent red ink. The number of future orders will be reviewed.

Fire and Safety - John Mendicino

One pump has been replaced and a start has been made on replacing storage bins. John could use a second person to help take pumps in and out of water in the Spring and Fall. This would involve 4-5 hours each season. Interested people should contact John at john.mendicino@gmail.com.

Question: Who should be called when campfires become dangerous. The OPP did not respond to a member's calls. Dan MacLeod indicated that the Township's new By-Law Enforcement Officer for the Township is:
Liam Thompson – 705-746-4243

The Association will arrange to have Liam's name and number placed on the website.

Dock Talk – Ron Hutzul

The July edition of Dock Talk was well received. A third edition will be distributed sometime in late November/December.

We are always looking for contributions. Any and all suggestions will be gratefully received. The July edition featured photographs from a willing Association member (M Lamothe) and we hope to do this again. Please contact Ron at rhutzul@gmail.com

Website:

Q: It was asked if a separate page could be established just for Membership with the form and payment method(s) on a dedicated page. **Yes – we will look at this.**

Q: Can HLPOA set up an automatic renewal of Membership dues through PayPal and the website? **One of the Members works for Spotify and said he would look into it on our behalf.**

Cottage Watch:

It wasn't the best winter for checking cottages as the ice was late coming in, early leaving with lots of thawing in between. Nancy Simpson on how much she appreciated seeing the CW tag on her door when she reopened the cottage each spring.

Arnie and his volunteers have noticed more people are using their cottages year round. This year, we are asking members if they want a visit. To date, several have indicated they don't need one.

John King noted that a lack of manpower meant it took 3 days to cover his allotment. Even a slight workload reduction and additional volunteers will be a big help.

Reminder to put your lot numbers on your docks or above the snow line so volunteers visit the right places.

Lake Stewardship Committee (D Thompson's appended note)

Two FOCA signs were posted at the main boat launch asking new boaters entering the lake to clean boats and remove possible debris, especially if they have recently visited other lakes. As there is no washing station at launch this was observed not to be done by any of boats.

Sampling was done again on the lake this year (eDNA) for European Water Chestnut and Water Soldier (near the boat launch) and sent off. A report should be available in winter.

Water sampling was done by David Latter and ongoing clarity readings by Doug T. Note – we have asked for a third testing kit for next season for use in Dollard Bay.

Two temporary signs were posted in the environmentally sensitive area across from the marinas to not operate motorized vehicles in the area. Permanent signs will be placed next year. (Note: this will be revisited by the Executive based on after discussions).

There was a suggestion to place more Pls Clean Up signs in camping areas. Missy Mandel has been monitoring to see if garbage and waste is being removed. Doug is unsure if further signs will help. Also fire pits in those areas should be checked for sandy or fireproof bases so root fires do not start.

Forest fires obviously remain a concern. Luckily, we had a wet summer but no guarantee that will last in the future. Current suggestions are to build new cottages and do renovations with fire-proof materials. Clearing away smaller trees and brush from around the cottage, leaving larger trees is recommended.

Amounts of plastic around the lake seem minimal but people are encouraged to pick up in their area. There are a couple derelict docks to be dealt with.

Despite lobbying, we never did get a separate section for phosphate free products in stores locally but luckily many of the products are now phosphate free.

The following Brochures are available from FOCA if anyone is interested:

- A Shoreline Owner's Guide to Healthy Waterfronts (PDF, 2.4 MB, 28 pages)
- A Shoreline Owner's Guide to Invasive Species (PDF, 1 MB, 16 pages)
- Managing Your Waterfront Property in a Changing Climate (PDF, 3.5 MB, 20 pages)

Discussion and Questions

There were several Q's about the temporary signs for non motorized watercraft in the environmentally sensitive area, particularly the one across from the Marinas. This is a well used fishing area by some. Issues were raised about the legality of the signs for non motorized watercraft, how would they be enforced and whether the cottagers on either side of the area had been consulted about their placement raised.

The temporary signs were placed after complaints were received and discussed last year about jet skis ripping through that area. The intent was to discourage ongoing activity.

Another Member noted that the 2 signs around Conger Creek were placed too far back and asked if they could be placed by the entrance.

It was agreed that the Executive will revisit the wording for all signs in the environmentally sensitive areas. Although permanent signs are desired to reflect the "Tread Lightly" theme, we will undertake consultations with nearby cottagers about the sign placement.

A Member shared a recent experience about questioning an ATV owner who was washing his vehicle in the lake and being told they were a tree hugger.

Councillor Report – Dan MacLeod

The TOA is holding another Deerhorn Conference in Parry Sound on Oct 21, 2023. Attendance by the Association is encouraged. The TOA is looking for feedback on what was started 3 years ago.

Dam Update: The Ministry of Natural Resources (MNRF) is both understaffed and underfunded but the Healey Lake weir/dam is scheduled for attention. The current plan is to put rocks up- and down- stream. More info is expected to be forthcoming either through Facebook or blast email. J King asked if this would reinforce the integrity of the dam.

Dave Latter asked that they make sure the top of the weir is even. It's not just a question of integrity but an even plane across the weir to avoid the same erosion problem recurring.

Bell Progress: The TOA continues to have difficulty getting information on developments. A Tower installation date of 2024 has been indicated but not confirmed. The Cable placed across the lake may relate to FIBE but again, no confirmation. Island people have been seeing stakes and flags. Although a questionnaire was sent out to Lake Rosseau, nothing has been sent in our area. As soon as progress is known, Dan will get the word out.

Garbage: There is an increasing amount of garbage being strewn along the road but it is felt that Healey Lakers are not necessarily the main culprits. Members noted the same at various landings on Healey. The placement of road signs will be reviewed. Even the work crew hired by the TOA to cut the grass on the road sides left their bottles on the road.

Kevin Campbell, who manned the Healey Transfer station, has died. He will be missed.

Food cyclers – The Cycler Program has been quite successful. up to 3rd shipment coming. Kits available at the Parry Sound Office - . open weekdays. \$300 for the large one which sells for \$800. Second machines will not be offered until requests for a first one are completed.

Healey Lake Road maintenance was done a full 6 weeks before it was originally scheduled due to wetness. Attempts were made to go around Monarch areas but overall, not a happy venture. The Township will try again next year.

Hydro: Old lines and poles are being replaced with particular attention to the west end. More reliable equipment will bring better service. We don't want a repeat of the 300 hour outage last Dec/Jan.

Traffic and Speed signs:

Data on Healey Lake Rd was obtained from August 2 to 14, 2023 .

In 50 km zone, the average speed was 56 kph. The highest 110 kph. There were 4 instances over 100 KPH in over 800 vehicles passing the traffic sites.

Average of 625 cars per day. The highest volume was 1,097 on a civic holiday.

Cameras may be coming. These would generate income and could be enough to get a proper bike trail. There is a trail on Lake Joseph Road but there isn't enough room on Healey for a dedicated bike route. While most cyclers will move over and go single file at a beep, many do not.

A site alteration and tree removal by-law is also expected. Dan expects a future questionnaire will be circulated.

More info will be coming this fall on monitoring for Invasive Species (Phrag etc).

Re: Amalgamations. Dan indicated that Parry Sound is likely to amalgamate with others but the Archipelago will not accept any suggestion of amalgamation. It is felt that costs would go up and the interests of the islanders may not be met. Amalgamation has been on various agendas for many years but never succeeded.

An Association member felt the Township should keep an open mind about amalgamation and cited road plowing where various departments seem to be driving over one another. (e.g. Blackstone and Seguin)

New Business:

Potential for Expansion of Parking lots (Pine Bay, Fox Back)

Finding a parking spot for cars and trucks appears to be an increasing problem, especially on Holiday weekends. In an Emergency, ambulances could not pass vehicles to access the boat dock.

Moon River Marina now charges \$16/day for parking. The TOA who owns our landings, provides us with Free parking, something no other area in the TOA enjoys.

It was pointed out that the huge parking lot at Masassauga was underused most of this summer. The Park's policy is to provide parking for a first vehicle and charge all others - which results in Campers parking their second or more cars and trucks for free in Pine Bay. We understood from discussions a few years back, that the Massassauga lot had been expanded, in part, to help reduce pressure on Pine Bay. Dan MacLeod indicated that MNRF may need to be approached.

It was also noted that pressure on Pine Bay could be reduced if the TOA supported recognizing an approved off-road to a full road, opening access and potentially increasing Municipal taxes, for 10-12 cottages in the SW Pine Bay area. It was also noted that the initial approval for the off-road vehicle access was on the understanding that no cars/trucks would be using it.

Options to place signs at Landings to reinforce Members only, and to initiate a sticker parking systems have all been discussed at length in the past but the bottom line is that there is no manpower and way to monitor let alone enforce.

It was agreed that the Association would talk to the Parks people and get clarity on their parking policy.

Fa comment was offered that Fox Back could be expanded if the TOA would remove the concrete barrier that was installed during Covid.

The Association has received offers from SGM to undertake the expansion work at minimal, if any cost, should the Township give approval to expand. **The Association will approach the Township over the winter about parking issues at the various landings.**

Abandoned Docks

There are 2 known abandoned docks on the Lake. The TOA will arrange a pick up at the main landing if they can be towed there. Concern was expressed that the owners should not be able to just abandon their docks without accepting any further responsibility. **Steve Schell offered to float them down. Dave Latter will arrange a pick up date.**

Lake Markers update

We received several comments and requests to replace markers, provide flashing lights and take care of lake hazards. The Association's position, as discussed at length the past 2 years, is not to expand any new markers or lights. Cottagers are free to provide their own markers. The Association would be required to comply with costly Federal standards. No one is prepared to take on the liability. With individual cottager's help, the Association will continue to offer 5 courtesy lights, as we have for many years, but nothing will be added.

Zoom AGM Meetings - There is no plan to move to Zoom meetings. We have tried before but the current internet just doesn't support it nor do we have additional people to help monitor the proceedings. In Person Meetings will continue to be held on the Sundays of the May 24th and Labour Day weekends. Mark them on your calendars. Our meetings present an opportunity to meet your neighbours, put a name to a face, meet your Executive, meet your Councillor, share a coffee and hear your ideas.

Kapikog Bay Dock – In response to 2 requests, the Association will work with interested Kapikog Bay cottagers to address and resolve dock issues. Reports of instability, especially for older cottagers, has been mentioned.

Defibrillators on the Lake – As has been reviewed twice in recent years, The Association position is that we are not willing to provide financial or manpower support for the operation and maintenance of defibrillator(s) co-located with the Fire pumps, on the Lake. These are highly specialized pieces of equipment that are temperature sensitive. The TOA has estimates of \$8K per unit. The Association has helped coordinate a St John's Ambulance Certification program in the past and will do again if there is enough interest next year.

Boat Wake entering Kapikog Bay

We received a note of concern about the impact of excessive speed and excessive wake on boats and swimming in the Kapikog Bay entrance. The Association will continue to advocate for Safe Boating practices whenever we can.

Closing - Dave thanked everyone for attending. See you next year.

