

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

## **AGM – AGENDA MAY 18, 2025**

Location: Lakeshore Marina. Sunday, May 18, 2025 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 – Brian Steinhauser

Secretary – Debbie Latter

Fire and Safety – John Mendicino

Regatta – George Youngberg

Cottage Watch – Arnie Sperl

### President's Welcome and Report

Great turnout today. Dave thanked everyone for coming. I think we have a quorum.

Brian Steinhaus has agreed to take over the VP position with a view to becoming President in 2026. Brian is a longtime Healey Laker and will provide some continuity to the HLPOA

We are still looking for someone for the Regatta. George and Michelle will bring us up to date. Their participation has been just outstanding.

The Kapikog Dock issue has been successfully addressed. R Langenfeld finalized arrangements for the construction and delivery of an dock and the Township has agreed to contributing funds.

John MacKinnon, new CAO for the Township is here to introduce himself. The Township has long had a great working relationship with our Association.

Missy and her assistants have been working on the floating loon islands that can respond to lake level changes. She is trying to make sure chicks on lake survive.

### **Review Minutes of AGM Sept 1, 2024**

Dan MacLeod moved for acceptance of the Minutes and Michelle Burandt seconded.. All in favour. Yes.

### **Vote on Executive for 2025/26**

Joy Tyler-Neher moved for acceptance of the Executive roster. Seconded by Bob Byrne. All in favour. Yes.

**HLPOA Constitution** We now have an updated Constitution with many thanks to the efforts of Ron Hutzul and Bob Byrne. The Province of Ontario mandated that all non Profit corporations update their Constitution. HLPOA's was developed in the late 1950's. FOCA provided templates for the updates that were used by Bob and Ron in developing a new one (based on old Constitution) and got submitted these to the Provincial government on time. The updates were posted on our website and a blast email sent to Members asking for them to review and indicate their acceptance and/or point out areas for improvement. Based on the results of the email survey, 70 Members responded in favour of the Updated Constitution with 0 against. Now we need a formal vote at this AGM.

Caroline Rusniak put forward a motion to accept the updated 2024/25 Constitution. Ron Hutzul, seconded. All in favour. Yes.

## Executive Updates

Treasurer

Rick Kean

The year end 24/25 Financial Statement was circulated. The final official audit will be completed by our independent auditor (T Bowman) and available for the Fall AGM.

Highlights: we are in good shape financially with \$26K in the operating account and \$17K in Dam account. We have invested in about \$20K of improvements on the lake this fiscal.

Moved to approve finances by John and Lynn Fraser. All in favour. yes

## Regatta

George Youngberg & Michelle Burandt

They have been canvassing for new convenor(s). One person has tentatively come forward but their newness to lake may not prove the right timing. They will keep trying. If anyone is at all interested, please contact George or Michelle directly. They are happy to assist and there are many other volunteers to assist. What is lacking is a chief coordinator. In 2014, the Association could not find a replacement for then Coordinator Angie Reichenbach), so the Regatta was cancelled. Regrettably, the same will happen if no one comes forward, so please think about it.

More help is definitely needed for Regatta set up (evening before and morning of) and take down (post Regatta) .

## Fire and Safety

John Mendicino

6 seasonal fire pumps were placed on the Lake last week by John with the welcomed assistance of Kevin Taylor, Tim Cauthers and Dan MacLeod. Funds were available so a decision was made by the Executive to buy 5 new pumps at once rather than one per year. These were ordered in April and will be swapped out for the older ones in the next couple of weeks. As a result of the purchases, all 11 pumps on the lake will be the same – complete with same hoses and fittings. Thanks to Rick Murray, a contact of John's, all the hoses have been donated to HLPOA and this savings enabled the replacement of 5 pumps. So far about 35 new hoses have been donated with a potential 15 more in future. The extras are stored with the Regatta equipment in the steel shed by the Marinas.

Storage bins – have replaced 2 and 4 more are planned for 2025. Will put out with new pumps

**What's App – Local Emergency alert app.** John has been working on development of an Emergency Contact List. There are 20 contacts on the list now. If anyone wants to be added, please give your name, phone number and address to John or email him at [john.mendicino@gmail.com](mailto:john.mendicino@gmail.com)

Missy Mandel thought that people who have a **defibrillator** should share this information. Ben Ramolla at Lakeshore Marina has a defibrillator, as does the Emergency Measure Service (EMS) in Mactier or Glen Orchard. If you have a non fire emergency on the Lake, call Ben and he will bring up his defibrillator. A member asked, given all the raised issues about safety, whether anyone on the Lake was equipped with a Narcon Kit. Not to our knowledge. People concerned about the need for defibrillators, (or Narcon Kits), were encouraged to consider purchasing their own defibrillators and not ask the Association to be responsible for purchase and upkeep. The issue of Association provided defibrillator(s) has been raised and addressed at previous AGMs. The supply of these items is not currently considered an Association mandate but could be left open to further, future debate.

## Lake Stewardship

Doug Thompson

Doug heads the Association's Stewardship Ctte on the lake. Current worries are about water pollution, invasive species and forest fires. **Healey Lake water** is tested annually and so far, it is all within normal limits. The

Province, however, is thinking of cutting back on water testing among other things. FOCA is involved and is encouraging all of us to let the Province know that Bill 5 is endangering us. Doug T doesn't know of any other country that can compete with ours. Yet Bill 5 has the potential to unleash economies (build better and bigger, get mining going again), allow for abuses of power (by-pass existing rules, regulations and local governments) – all to the potential detriment of the environment. This law is very imposing. You are urged to write your MPP and reach out to Graydon Smith. FOCA (Federation of Ontario Cottage Associations) also has form letters to be used for communicating the issues.

Dave reiterated just what a great resource FOCA is to its members. The upcoming Dock Talk will include a feature on how to register for FOCA. By virtue of Membership in HLPOA, you are a member of FOCA

**Invasive species.** There is some evidence of water soldier and of water fleas; the latter of which can have a direct effect on the fish population. We still have a good fish population and the quality of fish seems good.

Signs have been posted at the main dock and boat entries encouraging washing of boats on land (not in the water), especially when the boats have come from a different body of water. We have an increasing number of renters and day visitors that we cannot stop. Unless we are vigilant, it could just be a matter of time before invasive species from other waters become a problem on our lake.

Lots of information on FOCA's website re: how to fire proof your cottage and clean up areas around the cottages. This was a particularly devastating year with the ice storm at the end of March.

Members were advised to **be aware of ticks** this year. Black ticks are ok but black legged ticks with orange/brown colours is an indicator for Lyme Disease that is carried by up to 20% of black legged ticks. If bitten, try to take a picture to help ID the type of tick. If a rash develops or a "bull's eye" around the bite site shows up more than 24-36 hours – see a doctor. Lyme disease can be treated early. Ticks also can carry other diseases and often hide in clothing.

Several Members have already found ticks on themselves and their dogs. Check with your Veterinarian about tick prevention meds for dogs.

#### **Membership** Sharon Tosswill

We have 135 members which is about right for May. There are several cottages for sale at the moment. We will be seeking out and welcoming new members as a result of those ownership changes. A new Lake Directory will be published again this Fall/Winter so please be sure to complete the Membership Form to let us know if you want to be included AND whether you want a Cottage Watch visit. Without your updated contact information, we have no way to keep in touch with you.

#### **Dock Talk** Ron Hutzul,

- Jenna Harbaugh - Advertising

The next edition will be available shortly. The Association publishes three editions per year. We are now all digital.

If you see people who are advertising with us, please consider supporting them. They are doing us quite a service by supporting our Dock Talk editions. If you have a service provider that you work with, please encourage them to advertise with us. One way or another, it all benefits the Lake.

We are always looking for content ; stories, personal snippets and interesting topics in an effort to expand your reading pleasure. If you have articles or areas of interest, please contact Ron at [rhutzul@gmail.com](mailto:rhutzul@gmail.com)

#### **Internet update** Richard Martin

Richard Martin advised that he is selling his business to a Gravenhurst-based company who have plans to also buy into Lake of Bays. Richard will still be around helping. The new company plans to keep and expand wireless service on Healey (Crane and Kapikog) with the upgrade of towers and equipment in the area. Their plan is to

provide Bell or Starlink level of services with costs the same or similar to current . There will eventually be a name change from Lakeside Wireless but not known as yet.

Richard encouraged members to take advantage of the service and have Bell run fibre to your door whether you choose to use it now or not. Some people may have seen door tags left by Mike's – the sub company for Bell installations. Richard cautioned that Bell is going to come in with an aggressive price point and within a year or so, push it to 2-3 times that price. This project is provided by Ontario gov't and he understands Bell is not allowed a resale of its service within 5 years. Bell has been very quiet about their packages. The current plan is for Richards and the new company to keep everything the same.

Dave thanked Richard for his past and current service and for offering to update us on jhis company.

### **Cottage Watch**          Arnie Sperl

Arnie thanked Dan, Richard, Brad, John King and others or helping. The amount of snow this we=inter presented many challenges for volunteers coming on foot. Altho there were requests for visits after the March ice storm, the ice was not safe enough to make the visit. Looks like we will need at least use 3 volunteers this year. The Membership form should be completed to indicate if you want a Cottage Watch visit. An option is NOT to have a CW visit if you use your cottage during all the seasons. This helps reduce the workload and number of volunteers needed to conduct the Association's program. .

### **Councillor Report**      Dan MacLeod **Property Tax**

Property Land Taxes will increase by 1.8%. This is the lowest in the townships around Parry Sound   Whitestone voted a 25% raise.

### **Budget.**          **How are taxes dispensed**

\$0.22 to fund external services (DSSAB, OPP, Health Unit, MPAC, Ambulance, Belvedere Heights)  
\$0.26 to local school boards  
\$0.52 to the Township

### **Logo**

After 45 years of service the old logo has be retired. New logo was created to better reflect the Archipelago look on our natural resources. Also with the simpler design, it is not as intricate, easier to look at and cheaper to create. (Q. Caroline. – how much did it cost to rebrand? A non value added adctivity given costs )

### **Site Alteration and Tree Preservation Bylaws**

Bylaws have been more applicable than where first introduced , If you have a dead tree or one that can be seen a home breaker, cut it down. They are too lengthy to point out and discuss today, however they are listed on our website. Intended to prevent people from clear cutting.

R Langenfeld commented that FOCA recommends clearing 15 meters from cottage for fire purposes.

**Food Cycler benefits and solid waste.**          Results indicate that the annual volume (waste plus cover material) during 2024 was approximately 500 m3 (**17658 cft**). This compares to 700 m3, (**24720 cft**) in 2023.

A decrease in volume may be due to reduced need for cover material, reduced household disposal, reduced construction waste, or increased diversion. The volume is at the low end of the previous 5-year range of 500-2,300m3 (**81224 cft**).

The remaining capacity for the site is 19,105m<sup>3</sup> (**674,686cft**) of waste and cover material, which correlates to a lifespan of 17 years utilizing the 5-year average annual volume of 1,100m<sup>3</sup> (**38846cft**) .

Staff are working with Azimuth Environmental and the MECP on optimizing the property to support an additional 40,000m<sup>3</sup> (**1,412,586 cft**) of capacity into the future. A pre-consultation meeting remains as MECP has completed a hydrogeologist review but has not yet completed a surface water review. The optimization for additional capacity was initiated in February of 2024.

\$80M for a new garbage site. Getting away from to source additional properties

R Lagenfeld commented that if you look at ST rentals, they are getting rid of a lot more garbage, but if Robert comes with multiple bags, he gets charged. Dan indicated he will take this up will take up with transfer station workers.

### **Waste Newsletters**

The 2025 Waste Newsletters have been drafted and published. This year's newsletters have a new appearance, aligning to our branding material with a modern layout. Staff have shared the newsletters throughout the Township and have additionally included them as attachments to this report.

**Phragmites** – Georgian Bay Forever & Georgian Bay Biosphere Recently, Georgian Bay Forever (GBF) created a Georgian Bay Phragmites Management Area as part of the Ontario Phragmites Action Program, developed by the Invasive Species Centre through the support of the MNRF. The goal of this collaborative effort is to bring together communities, organizations, municipalities, First Nations, and other entities working on Phragmites management around Georgian Bay to share knowledge and resources. Throughout the year GBF will facilitate in-person, hybrid, or virtual meetings to go over topics of phragmites management, invite guest speakers, and have roundtable discussions on successes and challenges being faced by organizations. This was briefly discussed at GBF's recent Council deputation. The Archipelago staff will be active participants in this collaboration, and we also hope to connect GBF to the appropriate MTO contact to participate in the collaboration, but we are still awaiting a response on who that contact is from the MTO. On another note, Georgian Bay Biosphere (GBB), through their consulting service Generations Effect, has provided a proposal for one week of service to inspect, report, and cut inland phragmites on Healey Lake Road. GBB's staff will take a leadership role but will work closely with Township staff.

**Roads** - Archipelago will be clearing the brush from the roads this season but we do not have the resources to pick brush from private properties Archipelago uses 4% salt so little going in the lake.

This year signs will be showing how fast you go. Healey Lake is a drag strip for many.

### **Snowmobile Trails**

The agreement finalized this year is a 3 year deal, therefore the agreement is already for this upcoming snowmobile season.

### **Bell and Fibe**

The hope is to have Fibe into our area by this September. Nothing in writing but that is the thought

Bell Canada's approved vendors for the work done in the Township are **Pickard Construction, UTS Consultants, and Mike's Communications**. Questions about this work should be submitted to these vendors directly. The TOA advises residents to be aware of service provider impersonation scams. The ongoing work on internet connectivity is exclusively focused on constructing new fiber-based internet infrastructure and does not

entail any solicitation for internet services. There are no financial commitments required from residents to benefit from the province funded Accelerated High-Speed Internet Program (ASHIP) aimed at deploying fiber optic in South Archipelago - Mainland/ROADS Work crews have been visible, and new signboards have been placed to engage residents in potential expanded infrastructure on their property. Mike's Communication is associated with Bell's larger undertaking and is a reported subcontractor to Bell Infrastructure.

Q Dan and John MacKinnon to follow-up on request to grade the drive to main landing as there are many potholes.

As always, should you have any questions or concerns, please contact me or our township office

### **Guest speaker from Township of the Archipelago – John MacKinnon New CAO**

Thanks for invite. John arrived in February 2025 from the Cape Breton Regional Municipality. He is a civil engineer and attended Lakehead University Check the TOA website for further background info on John.

### **New Business**

Members suggested that a Boat Parade be organized for Canada Day this year. One hasn't been held since Canada's 150<sup>th</sup> in 2017. Unfortunately, that particular one was well attended, but was shut down early due to hard rain and hail.

A suggestion was made for someone to organize a fire works display for the Lake. If someone comes forward, the Association would be happy to participate.

It was suggested that solar lights would be a good addition for the boat landings and maybe on the lending library at Pine Bay. The Executive could look at this but there was further discussion about adopting policies on minimal solar lighting and "Dark Skies". No calls for actions were made.

### **Fire Boat Proposal**

Ben Ramolla said that he now has a boat that could be used as fire boat. Ben would donate a boat slip and maintain the boat at no charge. He is suggesting that the funds from the Association's ER account (about \$17K) be reallocated. The boat cost is in the \$80K range. Ben suggests that perhaps 10-12 people that could run a fire boat, so the Association would not have to be dealing with individual pumps.

Preliminary Discussion:

Ben would maintain it but there is a significant capital cost. No research has ever been done on this subject nor has it come up at past AGMs.

Crane Lake has had a fire boat on their Lake for some years now. Crane's Association annual membership fee is also over \$100 membership and HLPOA has some difficulty coming up with \$40.00. About 2/3s of properties on the Lake are actual HPOA members. Aside from the issue of "justification/need", it was mentioned that there was little interest in providing something that isn't financially supported by 100% of property owners. Ron H indicated that there may be a way to apply dues that are separate from Membership in the Association. There may also be an opportunity that is acknowledged by the Township.

How are we leaving this: We should find out Crane Lake's experience by talking to their Association. How often has their boat been used, costs, etc. Can we put a defib on it.

**The Executive will further discuss. Dave will talk to Ross Fraser**, the current Association President as well as being an Insurance Broker, to get more information and analysis of what would be involved.

Dave thanked people for coming. Meeting adjourned.

