

HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA)

AGM – MINUTES SEPTEMBER 1, 2024

Location: Lakeshore Marina. Sunday, September 1, 2024. 10:00 a.m.

Executive:

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

President’s Welcome and Report

Dave expressed appreciation for the turnout of around 35 people, noting it is important to have a semi-quorum to see how the Association operates and that it operates in an appropriate manner. Suggestions always welcome.

We are supposed to have Bell Fibe so we may pick up another 20-30 people. A future possibility for Zoom meetings may be near although Dave prefers “old school” for a more personal interaction. We have unsuccessfully tried Zoom in the past but the technology hasn’t yet caught up to meet our needs.

Summary of 2024 activities to date:

In response to a request from the Parry Sound Museum, The Association, with Membership agreement, donated \$300. It can be helpful to give support beyond just the lake community as we have done in the past with donations to the Parry Sound Hospital and the Cenotaph and Food Bank in MacTier. Dan indicated that the Museum is also looking for material from the inland lakes such as the Video recently donated showing Healey Lake life in 1942 at Blueberry Island. If anyone has something to donate, please do.

First Aid course: Steve Schell organized one at the MacTier Arena this spring. It’s useful for many of us to take such a course. Lakeshore Marina does have a Defib machine but Ben noted that the price of new ones is coming down. He would encourage getting one for your own purposes.

Fire Pump Demonstration. In response to a request for a demonstration, John Mendicino brought a fire pump to the Bottle Drive drop off location in July.

Docks repairs completed: By an agreement with the Township developed many years ago, the Association shares in the costs of Labour and the TOA in the cost of materials to build and repair docks. In recent years, we haven't had to make any investments as an Association. In recent years, The Township removed a series of "private" docks around Fox Back and Kapikog parking lots and installed 2 new docks without asking for the Association's financial help.

This year, the Association repaired 2 docks at a cost of \$6,000. One of unknown origin, appeared at the dam several years ago but had become separated from the shore. Repairs were undertaken at a cost of \$4K to drill the metal frame into the rock and secure it by further welding. A rich cost for repairs but a barge was necessary to bring in materials. The second \$2K cost was for repairs at the Main Landing.

The TOA (Josh Badger) has indicated the Main Landing dock is good for another 5 years and after that, will likely need to be replace. The Association is in good financial shape so we proceeded without TOA sharing.

Kapikog dock: Complaints about stability are quite justifiable as John found out. It has support bars to help get in an out of a boat but is too short and narrow for walking easily. Metal posts and a fixed dock have been explored with the TOA but the answer is likely a new or additional dock. looked at putting in another dock.

Banking: \$17K is in Dam Account established over 2 decades ago and provides extremely low interest (\$8.00 annually). The main operating account (around \$23K) was established long in the 50's and is increasingly subject to additional service fees. Two signatures are, and still will be, required for every payment outside of the Petty Cash account.

Rick and David will explore better interest payments, accounts that permit electronic transfers and establishing a separate petty cash account (about \$1,000) to permit faster electronic

Constitution and By-Laws update: The Ontario Government requires that all not-for-profit organizations have a new and updated Constitution and By Laws by end of October 2024. This work is now underway.

Funding request for Loon Nests. Missy Mandel and Nancy Gilchrist are the HLPOA's 2 loon ladies. Missy organized a group to build 2 floating loon nests to help protect the loon population on Healey. Brad Philips is helping to build the 2 nests. Cost is estimated at \$150 per nest with installation planned for the Spring 2025.

Q – where will these be located? Location has not been finalized but likely in places where loons already nest. There is no wish to advertise the specific locations to preserve privacy for the loons. Missy is a photographer and hopefully pictures in future Dock Talk editions will satisfy the curious. Pics for dock Talk. There was general agreement that the nests are something the Association should be involved in.

Q - Do we have enough beavers?

That's a whole different question. The lake seems to have an ample supply of beavers in various cottage docks and in numerous dams and they do love our trees.

Review Minutes of AGM May 19, 2024

Dan MacLeod moved to accept the Minutes as written. Seconded by Shelley Ramolla. All in agreement.

Progress since Spring AGM

Develop a 911 type of Local Call List: It was suggested that we find an organized way of getting in touch with people who have fire pumps and are interested in helping out in a fire emergency. Those interested should contact John Mendicino who is leading this development. Although an informal system exists, Steve Schell suggested it be formalized. This will be done for next year.

Web Cam – Charlie's camera has been out for a long time. Gary Smith will be asked if he wants it on his property and Latter's will also be explored. Any location requires internet access and a view to pick up Pine Bay traffic would be desirable.

Purchases : Ice Auger and Fire Pump

In Winter, we have 5 permanent pumps. If ice is on the Lake, augers are needed. Gas and Manual have been looked at but so far not much has proved practical. Use of a chain saw or finding out what the local fishermen used was also suggested. The Exec will investigate further.

Executive Updates

Finances: The Association ended up with \$27K and why we've been making expenditures this year. Since 2020, the Regatta and Beer Tent have done extremely well and account, in the largest part for our surplus. Audited statements were provided.

The Bottle Drive produced less funds than in previous years but still added funds to the Regatta budget. Bottles are also now being collected by local service clubs at both transfer stations.

Regatta - George & Michelle 2024 was another successful year. The weather cooperated and lots of great volunteers hit the ground running . Need more younger generation reps to help out.

George and Michelle are retiring. They are willing to get involved with a new Coordinator so please let them know of your interest. There is good momentum with Regatta and a wide range of Volunteers in place to work with, so it would be a shame if no one took it on.

As early permits are needed, George and Dan both indicated they can assist.

Rob asked Q about Regatta swag, in particular children's T shirts that used to be free to all kids. He said that people didn't understand why they were no longer offered. Symantha explained that kid's T's were not ordered in 2024 because there were indications that the market for them was currently saturated. It was also noted that T shirt freebies, in part, explained why previous Regattas were always in the red, now it's

in the black. Instead, we gave away wrist bands and other freebies. If there are surplus T's, people can still buy them.

Michelle noted that other Regatta costs have gone up such as Porta-potties (now over \$800) and the quality and quantity of prizes, food, beverages etc; are all increased.

Dave thanked George, Michelle, Symantha and all the wonderful volunteers for their efforts. A new Coordinator(s) is essential to the Regatta continuing in 2025.

Membership 200 members is getting to be the norm.

More work is needed to keep track of new ownership and visit properties that haven't been members for some time. Michelle and Symantha have indicated a willingness to help. A package for Real Estate agents with info about the Association could be developed and access to Tax Roles may help with who owns what.

Water Testing is ongoing. HLPOA is part of the Lake Partnership Program testing for phosphorous, calcium and potassium.

It has taken 3 years but we now have an additional test kit (3 total) and will be testing Big Dollard Bay. It will be interesting to see if the darker colour reflects any kind of difference. Dock Talk covers aspects of the water testing results and these have been posted on our website. We are in good shape with respect to phosphorous. Calcium is low and this helps keep zebra mussels out. We haven't tested for e-coli for some years. Individual cottage water testing should be carried out by the owners with the Public Health Unit in Parry Sound.

Fire and Safety

John Mendicino put on a fire pump demonstration at the Bottle and found one of the hoses had mouse damage. This fall, all hoses will be inspected and where necessary, replaced in the Spring. The Association has been purchasing a new pump and attachments in each year.

What's App or other group text App will be looked at for development as a Fire/ER call list. It was commented that there used to be a horn at boat house that was used to draw people. It isn't known to exist now.

Dock Talk was distributed last week. A benefit of lateness was Symantha's informative article on the Tennis Club. We would appreciate more people getting involved in articles and pictures for DT. Members have a wide variety of interests and some have been here a long time with lots of historical knowledge that could be passed on. Feel free to provide us with your stories. The next edition is planned for Oct/Nov.

Cottage Watch – Hoping for enough ice and cold weather to permit a Cottage Watch visit in 2025. Reminder to indicate on the Membership form if you want a CW visit. Occasional winter users may not need one and it makes it more efficient for our limited number of CW volunteers to make essential visits. People wanting to volunteer should contact Arnie Sperl.

Councillor Report – Dan MacLeod

Bell has had no discussions with the about putting up the cell tower. Dan has a Pickard Construction and will post this contact info on his own and the HLPO New and Views FB pages. Some cottages now have wire right up to cottage. Every cottage is getting a wire whether you sign on for service or not.

Dan's opinion is it won't be in Richard's interest to carry on once Bell is in place, so suggest you sign up.

Q was asked about seasonal rates but Dan doesn't know these details but suspects so. Seasonal owners can currently suspend Bell services.

Blueberry Island has solar panel that runs their internet. Solar could also run your food saver.

There was recent discussion on FB about **fire ratings** and signage. Reminder that TOA has qualified people whose job is to determine fire ratings. The top right Fire Icon located on the HLPOA website (healeylake.org) provides a direct link to the TOA ratings.

MacTier is located in the Twp of Georgian Bay. MacTier fire rating signs may be different from TOA but TOA signage is what people should pay attention to. The fire rating covers the entire Township, islands included. Q was asked if the Township would consider a fire sign at the landings since it may be more beneficial than one on the road. Dan will look into it.

Positive feedback was given on the TOA's installation of assist bars at some of the boat landings.

Q: is there any way to put in a charge for weekenders? Eg \$60/day. Or to charge for porta-pottie use? Members commented that the lake is considered a porta-pottie by some boaters.

A: Unless a lake is privately property, Ontario lakes are for public use. There is no mechanism to one charge users nor is there a way to monitor use. Dan says if members identify boats, get a number and report them to the By-Laws Officer (Liam Thompson) . Sometimes, a megaphone might be useful. Everyone using the lake should be respectful of cottagers.

Q: about Short Term Rentals (STR). Muskoka Lakes has a \$1000 rental fee. The TOA has not finalized anything.

The TOA and HLPOA are working together to resolve stability issues and cost share in the **Kapikog Bay Dock**.

Dam: Boulders are to be placed down the side of dam this fall to increase the integrity of it. They will also look at the top side. The Province has made it clear that if any Association money is spent on the dam, then ownership will be considered as the HLPOAs. This is not something any of us want.

Site by-laws : The TOA has not yet finalized the site by-laws. There is no intention to hire new staff. The need for site by-laws has largely arisen from people in the Bay where clear cutting has been a big issue. If there are questions about trees and sites, call Dan.

Ambulance Services - There is to be more community involvement in discussion about ambulance services. Dan would like to see a binding agreement with Foots Bay and MacTier as there is talk about MacTier ambulance moving out.

New Business

Donations to others: Symantha Rush said the Tennis Club could always use donation funds. Contact John Creen. The MacTier Playground is also seeking donations and Shania Twain will top up or match funds. The local Food Bank also accepts donations at Foodland.

Parking at landings: There is continued grumbling about a shortage of parking, especially at Pine Bay. The Association has explored use of stickers or hang tags several times. As Symantha noted, the Association could spend a few hundred dollars so every member could get 2 or 3 (for guests) but there is no way to monitor who is using, police it or enforce rules about who should/should not park there. These are public landings.

Asking for more parking could just bring more campers or day users as Ben pointed out. The Association, in conjunction with the Township, maintains them for garbage, winter plowing and dock maintenance, but they remain public. It is primarily the 3 long weekends when it is “sometimes crazy but everyone seems to find a spot”.

The Association Executive would prefer to “let sleeping dogs lie”. Pine Bay parking has consumed a lot of agenda time, signs are in place stating no parking, it is a busy spot for replacement septic bed supplies but all in all, when people are respectful, read the signs and do not block each other in, it does work. In 2024, there have been several new septic projects & traffic has been heavy but - new septics benefit the entire lake community.

Tags in Trailer Park- a real service for Members ONLY

Please remember to tag your boat trailers with your contact info and cottage lot. One member expressed concern that tags were being removed by persons unknown. This area is for Members only and their renters. It takes the better part of 3 hours to fight black flies and crawl around trailers to find plates and ID trailers. We don't want to tow away abusers but next year, we will.

Importance of Volunteers : Dave acknowledged the significant Volunteer efforts starting with George and Michelle who have coordinated our annual Regatta, a signature Lake event, since 2018. Their retirement is an opportunity to firstly thank them

for a terrific job, and to now set in motion a search for a new coordinator(s). Sym and Zoran have done an excellent job on Regatta apparel and accessories. We have developed an incredible line-up of volunteers involved in all aspects of the Regatta such as the Beer Tent, tickets, food, crafts, prizes, water events, silent auctions, wine raffle. They all come together to enhance our enjoyment on the lake. Developed a good system of other volunteers. On behalf of the Association, it is a job well done and we thank you all.

Dave also wants to acknowledge the work of the Executive. Rick as a conscientious and reliable Treasurer; John who has taken over from Peter on fire safety and is doing an excellent job; Ron and Jenna who hunt up articles and put together Dock Talk and stickhandle advertising; Sharon, herself a long time Healey Laker and Association Exec, who handles Membership and cottage visits to newcomers, Doug as Lake Steward who never fails to have an interesting perspective and positive influence on lake life; Debbie as Secretary who has been involved with the Association for 14 years – long enough to have some corporate memory and works with Sharon on Membership and the Lake Directory; Arnie who pulls together a Cottage Watch Team; Dave D who has developed and manages our website behind the scenes; and DanMac our former President, now Councillor, who never ceases to have our best interests at heart.

All of them could just spend time at the Lake drinking & relaxing but they chose to volunteer their time and services to Lake activities, in an effort to improve your stay.

Nancy Simpson thanked all the Executive for their continued leadership.

Thanks to Ben and Shelley for again allowing us to use their boat house.

Adjourned