

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

## **AGM –Minutes May 18, 2026**

Location: Lakeshore Marina. Sunday, May 18, 2026 10:00 a.m.

### **Executive:**

|                             |                                    |                 |                   |
|-----------------------------|------------------------------------|-----------------|-------------------|
| President                   | David Latter                       | Vice President  | Brian Steinhauser |
| Treasurer                   | Rick Kean                          | Secretary       | Debbie Latter     |
| Membership                  | Sharon Tosswill                    | Fire and Safety | John Mendicino    |
| Dock Talk                   | Ron Hutzul                         |                 |                   |
| Regatta                     | George Youngberg, Michelle Burandt |                 |                   |
| 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**

After 11 years, Dave is retiring and Brian Steinhauser is taking over as our new Association President. With the new President will come new ideas and hopefully, new members. Brian is the founder of Pave using AI for vehicle inspections. A Canadian success story. He inherits an experienced and conscientious Board and we'll continue to look for a new VP who can work towards taking over in another few years.

Sharon Tosswill has been our Membership Coordinator for 20 odd years, working in more recent years with Debbie to keep up lists, produce Lake Directories and welcome new members. It is time to find someone who possesses more tech skills, higher energy, loves meeting people but more importantly, someone who, like Sharon, has also the interests of the Lake at heart. Membership is a time consuming but extremely necessary function. Please consider volunteering for this position.

Dave emphasized that we are fortunate to have 2 marinas, the Township and the Association all working together to enhance our enjoyment and keep the environment as stable as possible. He listed the services being done on behalf of all lake residents, Members and non-Members alike. We are fortunate to have an Association that offers these benefits and an Executive that diligently works to keep our services in place and operating smoothly.

Shelley & Ben thankfully provide space for AGMs and the Association's annual Regatta, Like Peter Hintze, who among other things organizes an annual Golf Tournament, the 2 marinas together are big contributors to our lake and keep traditions going

As to the Executive, Rick Kean is competent and takes care of finances in a seamless way. He has been the contact for government; updating filing requirements, registering by-laws, updating banking arrangements not to mention the organization of efforts to maintain the trailer park.

Debbie has done all the Minutes, assembled and mailed the Lake Directory (typos and all) , updated email lists for blast emails. A time consuming job on many scores.

George & Michelle have organized and run our exceptional Regatta for several years now. They have created an Association profit centre after years of red ink. But they have even more trouble in finding a replacement than Dave has. This is definitely their LAST year; a team of volunteers is in place but new leaders are needed. This is a Lake tradition that must be kept up.

Jenna has brought in advertising revenue like no one else before and worked with Ron to produce three Dock Talk editions.

John Mendicino, our Fire and Safety Coordinator who got out of his sick bed to come to today's meeting, has a huge job. He makes sure everything gets done and stays maintained.

Ron Hutzul is the editor and producer of Dock Talk. He has the skills to get the right input from our various contributors and the ability to put it all together quickly 3 times a year. He may be a little elusive at times but always comes through with excellent results, recipes included.

Doug Thompson is our Lake Stewardship Coordinator, a now 5 year position that has added greatly to our lake. He is on the lookout for invasive species, assists with water testing and alerts us to conditions on the lake. It is important to have someone to care passionately about the environment, especially the washing of boats to prevent the travel of invasive species.

Arnie Sperl organize our Cottage Watch program. Usually, you will see him on skis but last winter, he had to wear snowshoes. Big thanks to Arnie and his team on skis, snowshoes, on foot and on snowmobiles just to complete the task of looking at your cottages.

Dave Duggan works quietly behind the scenes on our website. We have gone from snail mail to email, having nothing visual to operating webcams, all with Dave's guidance and support.

From Dave Latter's standpoint, he has enjoyed working with the Township (Grant Walker and now Dan MacLeod) and the Association Executive and has always had good feedback and support.

### **Review Minutes of AGM August 31, 2025**

Motion to accept Minutes - Ben Ramolla. Seconded by John Mendicino. All in Favour - yes

### **Acceptance of Executive positions for 2026**

Brian Stenhauser to replace Dave Latter as President. Current vacancy in Vice President position.

Motion to accept - Exec Timms, Seconded by Bill Kreps. All in favour. Yes

Brian Steinhauser. Without the Executive leadership we wouldn't have an Association and a commitment to our lake. Brian is available, as is the entire Executive. He would like to see more people get involved in and keep up the tradition of the Regatta – prizes, apparel, competitions. A future Events Coordinator could undertake to plan more activities on the lake.

In recognition of his service, Brian and Doug presented Dave (and Debbie) with a gift box including a dinner at Rocky Crest. A huge thank you was given by Dave.

### **Executive Updates**

**Treasurer** – An as yet unaudited statement for 2025 was shared with the Members. An audited statement (Auditor Theresa Bowman) will again be submitted by the Fall AGM. The Association remains in good financial shape.

**Regatta:** George and Michelle are most in need of help to set up and take down Regatta equipment. This is their LAST year.

**Fire and Safety** – John Mendicino thanked Tim Cauthers who assisted in putting out all 11 pumps. One pump seized over the winter and Peter Hintze will repair it. One of new storage boxes got damaged & will be replaced. A couple of pumps were missing a strainer. These will be replaced when John is next up. The usual winter storage shed is not heated so this year, for the first time, pumps were left in place and in their storage boxes. So far, this seems to have worked out and certainly results in significantly less work. Dan volunteered to go around with John and set up the few new storage bins in the mid June.

**Environmental Stewardship** – Doug Thompson stressed the need to wash boats moving between lakes/entering lakes as it's the law and more importantly, there are about 200 invasive species waiting to enter our lake. Doug encouraged anyone wanting to start a car wash in MacTier servicing all our lakes.... Otherwise, we all need to focus on education.

Doug plans to put an article DT about wave action, wake boats and the impacts on vegetation and shorelines. Boat energy is much stronger than wind so please run slowly in shallow areas and use wake boats in centre of lake where they can do less damage. HLPOA belongs to Safe Quiet Lakes. They offer education on boating safety & awareness by directing watersports activities to more open areas of lakes and are also working with various levels of government in the areas of noise (sound decibels) and wake boating. In the absence of regulations, SQL educates on conducting watersports in more open areas of lakes where they will have a less disruptive effect on the environment.

Concerning Fire: it forecasts to be a dry summer and under the right conditions fires spread quickly. There is only one road out – Healey Lake Road, there is no official fire service - so the onus is on you to fireproof your own cottage to the greatest extent possible. Dan MacLeod confirms the Township has a fire smart booklet and has more Fire Icons/QR Codes to distribute as does our Association website (top right fire icon). Robert Langenfeld suggested more fire signs (at boat landings, trailer park, transfer stations) as they could better educate day users. L Timms wanted to remind people that when the signs indicate high fire conditions, there were to be NO fires at all including no campfires.

Water quality – The Association does yearly testing. This year's kits have arrived and tests will be undertaken soon. There will be a summary of the last 4 years in the Dock Talk. We are also trying to get more detailed results through FOCA and Ministry of the Environment (MoE). **Membership** Sharon Toss will indicate that Membership currently stands about 140 while we usually have about 208. There are about 65 properties to visit. Follow ups will be made over the summer and fall.

**Dock Talk** - The need for more input articles and more articles was emphasized. S Rush's father came to the lake in 1956, 70 years ago. Others on the lake may have similar stories and history to report. Please send any and all submissions to Ron Hutzul.

**Cottage Watch.** Arnie Sperl reported that there were very few concerns this year, despite the significant amounts of snow. A tree had fallen on one cottage and a door was left open. The main concern was the dwindling number of volunteers for the CW program which fell to 6 people. Thanks to Dan, Andrew, Dave, Garth and Paul for assisting.

**Councillor Report.** – Dan MacLeod reported his 71<sup>st</sup> summer on the Healey Lake

**Property taxes** are going up 1.2%.

New **recycling rules**: No longer want liquor or beer cans in recycle bin. These can be saved for the HLPOA Bottle Drive or placed in donation/Club bins at the transfer stations. New signage at transfer stations about what is/is not recyclable.

July 1<sup>st</sup> **Canada Day Boat Parade**: Decorate your boats, yourselves and come to the parade starting at 10 A.M.

Re **Snowmobiling**: Please don't litter the roadsides. Dan and Debbie have so far collected over 60 beer cans.

**Bell** is on the lake installing Fibe services to your doorstep. Call 310 Bell or go to Best Buy in Parry Sound and get connected. One member confirmed that an appointment date needs to be arranged for the hook up.

Re: **Septic tank testing**. Kits are available at the transfer stations for you to test your own septic system.

Dan says that **Microplastics** are everywhere. The average person has enough microplastics in them to make a credit card. The Township is looking at getting washing machine filters (about \$100) to prevent leaching. More info is available on Dan's webpage.

**Boat Licenses** - see the article in Dock Talk. It explains when to renew. It is \$24 versus \$250 if caught by the OPP. Renewal will be every 5 years after the initial phase in per Transport Canada.

**By laws** – 9-5 hours. Liam Thompson is the current TOA By-Law Officer and is available at TOA 705-746-4243 or cell: 705-774-3630. Email: [bylaw@thearchipelago.ca](mailto:bylaw@thearchipelago.ca)

**Golf Tournament** will be on Sept 12 at The Rock in Minnette. T shirts and Prizes. Room for 60 players \$200 per head. 60. Sept 12 at Rock in Minette ( a change from Seguin Valley). Email Dan or Peter Hintze. When asked about further impacts and/or development on the Lake, Dan confirmed that anything that is currently crown land stays as crown land. There are no plans to permit further development on Healey.

### **Other items:**

Dates to keep in Mind

Bottle Drive, Saturday 10-12 a.m. July 11 (note change from July 4<sup>th</sup>)

Kids in the Biosphere, Kapikog Lake Boat Launch, 10-12 AM, July 25

HLPOA Regatta, Saturday 10:00 AM August 1

Golf Tournament, Saturday Sept 12

### **Guest Speaker**

Greg Mason , Director of Operations, Georgian Bay Mnidoo Gamii Biosphere (GBB) – a charitable, not for profit organization.

Greg has been part of the senior management team since 2008. He has a Masters Degree in Environmental Studies from Waterloo and was previously employed by the TOA.

Mandates include UNESCO conservation and biodiversity, Water Quality, Sustainable Community development (e.g. what can we do to make sure there is quality for everybody), Education (need to learn and share with others). Within UNESCO, they are required to acknowledge UNDRIP. GBB works with the Anishinaabe to bring their knowledge forward. The last mandate is about climate change involving work with the Township, GB Land Trust, GB Forever to have access to water quality.

GBB has 45 staff. They publish “State of the Bay” an annual environmental and water quality report (available at the MacTier Library and TOA Office) that It covers everything from forest health to invasive species.

Greg noted that Healey Lake is tea coloured, is deepest at 75 ft but averages 19ft. It is high in tannins, heavy in hemlock, gets warmer sooner than later in the year, (not a deep lake overall) gets some algae but is not prone to the same kind as other lakes get. Because Healey lacks the water colour, this helps keep algae down. Phosphorous is less of an issue in tannin coloured lakes. Dollard Bay is quite distinctive in colour but this should not be a concern to cottagers.

Water quality condition is good. There are 305 lots on Healey. Water quality behaving largely as it ought to, the majority of the shoreline is “natural” and not cleared, make sure there are no chemicals near water, help others to evaluate their decisions. (Nobody wants a waggy finger). You are the front line stewards for your lake but if you need help, call the TOA or GBB. Wash boats down, spot watch phragmites to facilitate early removal.

In response to Member questions, Greg commented that it is best to reduce impacts on the lake by not washing directly in the lake and he expanded on the need to examine septic systems. Use the TOA’s **sludge judge stick program** because septics won’t work properly if too much sludge is present. A well maintained septic will last longer than 25-30 years. Make inspection part of your annual cottage maintenance process.

The region has many intact ecosystems and many species make it their home – wolves, coyotes, turtles, wild turkeys to name a few. The GBB works with First Nations to make nest boxes and to take turtle eggs back to the office to incubate them. The predation rate is high and a handful make it to adulthood. 50 turtles have been reintroduced to the wetlands.

Rattlesnakes update. One member noted that rattlers come through every year, but it is best to let them be. Be cautious when children or dogs are near.

The Tick population is on the rise, influenced by climate change. Deer born ticks are more prevalent, coming in from as far as Texas. All GBB staff teams have tick removals kits. Check yourself and your dogs. Ticks should be removed within 24 hrs. or you could risk more serious disease like Lyme. Greg indicated that spraying everywhere is not the answer

Other areas of involvement for GBB are in planting for pollinators, building knowledge of various habitats and better mapping for accuracy/more confidence in shaping decisions. They are also working on Beaver Bafflers – a mechanism to find where beaver floods take place, how much the TOA is having to spend putting out beaver dams and mitigating beaver damage to roads. Kids in the Biosphere is a very active program, produces fun and educational Kits for kids (available at GBB and TOA Office).

Members were encouraged to visit the GBB website. <https://georgianbaybiosphere.com>

Brian and Dave thanked people for coming. A good turnout.

Thanks to all for coming.