

Bay Lake Property Owners Association
Annual General Meeting
Sunday August 5th, 2007

(Note: These Minutes were approved by the Executive Committee at their meeting on September 21, 2008)

Attendance: 51 members and guests attended the meeting.

Opening Remarks:

President Cheryl Stamper welcomed the attendees and thanked them for attending today.

Guest Speaker:

Bill Paterson introduced Paul Wiancko, President of the Six Mile Lake Association. Paul's presentation covered measures their association has taken to control the goose population and their efforts in water quality testing (See Appendix A for a brief recap of the presentation).

Before moving on to the business of the meeting, Councillor John Dunn invited people to attend a public meeting to discuss the township's Strategic Plan at the Information Centre at 9:00 a.m. on Saturday, August 9th.

Recap of 2007/2008:

Cheryl Stamper covered the following topics:

- Successful events during the past year, with special thanks to the Recreational Directors who took care of the games on Fun Day
- Unfortunate cancellation of the Poker Run – thanks to the Webbers and Bedards for having run it in the past – and a call for volunteers to run it again in the future
- Good use of communication -- the Newsletter, email exchanges with the membership (example of an email note of thanks concerning the rescue of a floating dock) and the website with its new buttons for payment of dues and donations online
- Distribution of the book *On the Living Edge* complete so that everyone who paid their 1006/2007 membership received a copy either in person or by mail, and we continue to provide a copy of the book with each new membership
- Shirts, hats and nature books still being sold
- Sign board upkeep by the Patersons and the township's contribution of material to shore up the sign itself
- Acknowledgement of the out-going executive

- Recap of agreement with the Clear Lake/Bay Lake Hall and their upcoming fundraising events

Approval of Minutes from AGM 2007:

Motion: Doug Banwell

Seconded: Fred Stamper

Discussion: There were no questions or comments from the floor.

Vote: All in favour – none opposed – Carried

Treasurer's Report:

Curtiss MacDonald spoke to the handouts he had prepared outlining the financial statement.

Approval of Treasurer's Report:

Motion: Curtiss MacDonald

Seconded: Fred Stamper

Discussion: There were no questions or comments from the floor.

Vote: All in favour – none opposed – Carried

Lake Steward's Report:

In Jack Podwinski's absence, Doug Banwell reported on the activities carried out by Jack and his team of workers.

- Doug acknowledged Jack's contribution to the lake, and thanked the volunteers who have been doing the water testing
- Doug then gave a brief overview of the lake, including its depth, that it has a slow water turn-over (once every 5 years as compared to other lakes which can turn over 5 times in one year, and this year's water level is higher this year due to increased rainfall)
- Beavers have been active at the outlet but efforts are constantly underway to keep it clear and the water flowing out
- Doug spoke to the problem of wake boats and their negative impact on the lake – how they create a wakes with a huge amplitude resulting in rhythmic deep pounding that is very tough on the shoreline
- He reminded everyone that the geese and beaver situation is a natural occurrence and that people can help with any resulting problems by keeping their properties as natural as possible

Motion: Randy Webber amended by Helene Jarvis

Seconded: Betty Aylesworth / Doug Banwell

THAT an Environment Fund be created to which people could donate to support water testing and other environment activities.

Discussion: The original motion suggested taking the existing Fish Fund and re-naming it the Environment Fund and using the money currently in it for either fish or environment activities. The amendment to the motion suggested creating a new Environment fund, separate from the Fish Fund. People felt that it was important that the money already raised for the Fish Fund, and those funds raised in the future for the Fish Fund, continue to be applied specifically to fish-related activities.

Vote: Carried with 1 opposed.

Environment Subcommittee Report

Bill Paterson covered the following topics:

- Thanks to John Dunn for moving quickly to divert the dirt taken from the roadside and moved to the sign to shore it up
- Pitch-In day was a success, both in terms of cleaning the ditches and in properly disposing of the garbage -- we collected two full trailer loads of stuff which was then sorted by our volunteers, resulting in the majority being sent to the recycle streams and only two large bags of actual garbage going to the dump
- Members of the Executive have attended various workshops and seminars sponsored by the Muskoka Watershed Council, at which they learned that acid rain is still an issue and that natural phosphorus levels are dropping, and that global warming will likely result in our area seeing lots of winter snowfall resulting in high water levels
- Bay Lake water quality is very good but we need to be proactive to continue to have such good readings
- Benthic testing was done at the Boat Ramp and the results showed a healthy lake, but annual testing will require the purchase of some equipment, including a GPS to record testing coordinates
- E-coli testing could be done as a single sample sent out to a lab at a cost of \$25.00 each, or we could buy the equipment and learn to do the tests ourselves
- Testing could help identify “hot spots” on the lake and the cause dealt with
- Recommended testing programs be coordinated and a lake plan be developed

- Bears have been reported around the lake and everyone is urged not to leave garbage or BBQ grease cups out, to take their bird feeders down, and to take care when out walking
- A bear trap has been set up by the bear refuge in Sprucedale but the bear has so far avoided it
- Bill told people of a free seminar being held to learn how to use GPS units

There was a question from the floor about whether the MNR has stocked the lake with fish. Bill said that he was told that they put in 500 lake trout last year.

Helene Jarvis suggested that we put out a basket so that people could donate to the Environment Fund on their way out.

Membership Report:

Cheryl Stamper advised that the count of this year's paid members was 110 out of a possible 200 properties. This number was slightly lower than last year, but still higher than previous years. While this percentage is quite high for a lake association, it still represents a relatively small base in terms of income.

Cheryl also advised members that the directory listing on the Welcome Board would be updated in September with the names of only those people who have paid for 2008/2009. However, a letter or email will be sent out in advance to give 2007/2008 members a chance to pay their 2008/2009 fees before the listing is changed.

The *On the Living Edge* books will continue to be distributed to new members and this takes up about 75% of the first year's membership fees.

Cheryl then spoke to the proposed increase in membership fees, saying it is needed in order to maintain our current expenses and activities (books, events, insurance) and to be able to expand into education, water testing and other environment activities.

Motion: Bill Paterson

Seconded: Glen Vey

THAT the annual membership fee be increased from \$20.00 to \$30.00 starting in the 2009/2010 year.

Discussion: Comments were made that some or all of this increase should be directed to the Environment Fund, and some people expressed concern that a \$10.00 increase was not enough. In further discussion it was pointed out that any increase will be felt more by some people than by others and that the Executive was proposing an increase amount that they thought would be considered reasonable by most people. Concern was expressed that raising the fees by too much would cause some people to withdraw their support of the Association. Additional increases in subsequent years and specific fundraising activities could be considered after this increase.

There was also discussion around how the funds are actually being spent, and Curtiss MacDonald said he would be willing to prepare a budget for next year.

Bill Paterson made the point that the social events may not seem important to some people, but they create community. We want people to come out to these events and meet each other. We don't want to focus on the environment exclusively, but want to continue with these events.

Final comments were made such that the Executive was recommending an increase that they felt was reasonable, that future increases could be considered in the future, that fundraising events could be held to supplement the bank balance, and that people who wanted to support environment activities specifically could put money in the Environment Fund donation basket.

Vote: Carried with 5 opposed.

Discussion continued on the importance of having enough money to be able to continue with existing events and activities and also to become more active in environment efforts.

Motion: Gary Jarvis

Seconded: Peter Szeli

THAT the annual membership fee be increased from \$20.00 to \$40.00 starting in the 2009/2010 year and that \$10.00 of that increase be earmarked for environment activities.

Discussion: Some people expressed concern that this was too much of an increase.

Vote: Carried with 11 opposed and 1 abstained.

Further discussion followed citing the implications of the larger increase (some people's inability to pay, that it may be unpopular with members who are not at the meeting, that it was not what had already been proposed). There was also the comment that special fundraising efforts could be undertaken as needed for Environment activities.

The question raised was if it would be better to have more members paying \$30.00 or fewer paying \$40.00. As an organization, it is better to have more people involved and there was concern that doubling the fees would result in some people not renewing their memberships.

Motion: Betty Aylesworth

Seconded: Fred Stamper

THAT the previous motion (to increase the annual membership fee from \$20.00 to \$40.00 starting in the 2009/2010 year and that \$10.00 of that increase be earmarked for environment activities) be rescinded.

Discussion: It was pointed out that a rescinding motion requires 2/3 in favour to be carried.

Vote: Defeated with 22 in favour, 14 opposed and 1 abstained.

Helene Jarvis suggested the Executive look into an “economic hardship” policy where people could pay less than the \$40.00 in order not to lose members.

Election of New Executive

Cheryl thanked to Pam and Scott Milton who are retiring from the executive, and also thanked the out-going executive for all their work.

Cheryl said that 9 of the previous Executive members were returning and therefore at least 2 more people would need to join to meet the Constitutional requirements. Cheryl expressed her delight when 4 people volunteered.

2008/2009 EXECUTIVE:

Cheryl Stamper	Steve Morris
Doug Banwell	Lee Davidson
Curtiss MacDonald	Lori Heaton
Glen Vey	Brent Reuter
Sherry Vey	Leanne Witt
Bill Paterson	Steven Witt
Janice Paterson	

Motion: Bill Paterson

Seconded: Alan Davidson

THAT the 2008/2009 Executive be accepted as listed.

Vote: All in favour – none opposed – Carried.

A request was made that a volunteer sign-up sheet be made available to people could leave their names and numbers to be contacted to volunteer when needed. Everyone was asked to be proactive about this – contact a member of the Executive to volunteer for specific events.

New Business:

1. Annual Events

Motion: Betty Aylesworth

Seconded: Peter Szeli

THAT the Executive look into a fee structure for the events for next year.

Discussion: The Executive was asked to consider asking participants to contribute financially toward the food served at Fun Day and the Corn Roast either through the purchase of a ticket or by donation to one of our funds.

Vote: Carried with 4 opposed.

2. Bill Paterson showed a sample of a boating card he is proposing the Executive produce that shows the no-wake zones and shoals in the lake.
3. Ed Czapla suggested that a notice be prepared and posted on the Sign Board which discourages people from using fertilizers and herbicides and outlines the negative effect they have on our lake.
4. Gary Jarvis asked the new Executive to consider distributing *On the Living Edge* to non-members as a way of communicating and educating. Cheryl mentioned that the Executive has been working on an 'enticement package' that can be given out to those property owners who are not currently members. Betty Aylesworth suggested including a copy of the boating rules in any information package that is distributed.

Bay Lake Photo Contest:

Cheryl reminded everyone that Janice Paterson is accepting photos to be included in the Bay Lake Calendar which is available on the website.

Draw for Door Prizes:

- 1st prize drawn was for a bottle of Maple Syrup - won by Peter and Linda Szeli
- 2nd prize drawn was for a bottle of Maple Syrup - won by Walter Young
- 3rd prize drawn was for a bottle of Maple Syrup - won by Glen and Sherry Vey
- 4th prize drawn was for a bottle of Maple Syrup - won by Gary and Helene Jarvis
- 5th prize drawn was for the portable BBQ – won by Don MacMillan

Adjournment:

Before adjourning the meeting, the membership was advised that Bill Core would be available to provide information and answer questions (see Appendix B for a brief recap of some of the discussion points). They were also reminded that they could donate to the Hall on their way out, as well as order a Bay Lake shirt or hat or buy a nature book. There was a suggestion that some of the money from the sale of these items be directed to the Environment Fund and it was agreed that the new Executive would discuss this.

Motion: Bill Paterson

Seconded: Doug Banwell

Vote: All in favour – none opposed – Carried.

The meeting ended at 12:00.

Appendix A

Points of Emphasis from Paul Wiancko's Presentation:

1. While oiling eggs controls a goose population, the only thing that reduces it is shooting them. This requires a permit, and a case must be made that the geese are causing problems. Geese can only be shot on the permit holder's own property.

The best way to discourage geese from taking up residence on a lake is for the property owners to take steps to ensure their property is unattractive to the geese – do not plant grass, maintain a ribbon of life zone, plant high grasses and other shrubs at the shoreline.

2. Their testing has shown high bacteria counts anywhere geese congregate or ducks are being fed by residents.
3. Their association encourages residents to plant buffer zones of plants, trees, etc. at least 10 feet back from the lake to help intercept the nutrient flow from getting to the lake.
4. Septic tanks remove bacteria but do not remove nutrients. All nutrients produced by a cottage property can end up in the lake. It is essential that people regularly pump, inspect and repair their septic tanks.
5. A program of precise and accurately recorded water testing can pinpoint problem areas. Local authorities can then be asked to do septic inspections and require repairs if necessary

Appendix B

Township Information Session

Mayor Bill Core:

Status of Scotia Road

- Bill Core advised that it will be re-opened likely late September.

Clarification on the driveway/roadway being created and driven through in the wetland bordered by Rochester Lake Rd./Bay Lake Rd./North Bay Lake Rd. as this is one of the water sources to Bay Lake

- Bill Core said that a stop work order was in effect and that the issue will likely be going to the courts and he could not really expand on this at this time.