

MINUTES
2014 ANNUAL GENERAL MEETING
BAY LAKE PROPERTY OWNERS ASSOCIATION
9:00 am. AUGUST 10, 2014.

Attendance: 36

Opening Remarks

By Sarah Adams, President

Sarah called the meeting to order and welcomed everyone to the 33rd Annual General Meeting of the Bay Lake Property Owners' Association (BLPOA). A change in the agenda was announced to accommodate audio-visual equipment set-up for the guest speaker. She also noted that there was no microphone for the meeting. As an ice breaker, Sarah asked people to introduce themselves to someone unknown to them. Sarah mentioned that a female bear and three cubs have been seen near the Bay Lake sign.

Minutes of AGM, 2013

Pat Nimigeon passed out copies of the minutes from the 2013 AGM for perusal. A motion to adopt the minutes as printed was made by Glen Vey, seconded by Randy Webber, and carried unanimously.

Guest Speaker

Katy McGregor was introduced. She is one of the owners of Northern Sanitation and Disposal. The company is licensed with the Ministry of the Environment. Katy talked about the care and maintenance of septic systems. She suggested a maintenance plan of 3-5 years. She explained her diagram of the septic tank. Katy also gave information about septic bed do's and don'ts. A reminder for all - "Keep off. Keep out. Keep clean." Katy also discussed Holding Tank pumping. Northern Disposal and Sanitation can assist with preparing septic tanks and they will provide receipts, useful when selling a house or cottage. An approximate cost for pumping is \$135-\$160. There was a door prize of Septic Bac which was won by Ivan Rand. Katy also spoke of her company's "Pumping for Care" program. The company donates \$10 to the Huntsville Hospital for every rental of a portable toilet facility. Katy invited everyone to call or visit their website. Sarah Adams gave Katy a gift on behalf of the association.

Treasurer's Report

David Adams

David reviewed the Financial Report and its major items and reported that the Association continues to be in good shape financially. Copies of the report were made available to members. A motion to accept the Treasurer's Report was made by David and seconded by Gaynor Moore. This carried unanimously.

Membership

Bob Nimigeon reported on behalf of Pat Nimigeon that membership is up from last year. It is currently at 75 for 2014-2015.

Environment Report

On behalf of Bill Paterson, Sarah presented information regarding water testing.

Total Phosphorous/Clarity Testing is conducted in May of each year by John and Judy Dunn under the province's Lake Partnership Program. Results are not posted at this time.

E-coli testing of 11 sites, sponsored by property owners are completed in May, July, August, and September. Results show that the lake is well within acceptable parameters for swimming but should not be used for drinking. Site 5 showed higher than normal levels of e-coli.

Comprehensive testing is done once a year at sites 1, 4, 7, and 11. An area of concern is site 11 which is the entrance to the bay. This site will be re-tested to confirm as the Nitrogen total was 20. Other site values were down.

Benthic testing has continued on Bay Lake despite the fact that we are outside the Muskoka Watershed. The process and rationale of Benthic Testing was explained. There are some concerns as the count for non-tolerant creatures is down while the levels for tolerant creatures have increased. These levels are all acceptable, but we must continue to be vigilant. Judy Dunn answered several questions and suggested that problems are exacerbated by pollution, the absence of shoreline buffers, and feeding birds, and chemicals. Paul Turner suggested an email directed to property owners on the lake outlining what steps can be taken by property owners to help maintain our water quality.

Lake Steward's Report

Bob Nimigeon

All birds are up including 6 geese currently. Turkey season has opened. Loons on the lake and loon nests will be relocated in spring. A subcommittee will look at how to spend fish fund when Lake Trout status ends.

Other Business

Sarah thanked past executives for their hard work. The BLPOA has reinstated the Corn Roast and Winter Fun Day. The BLPOA executive wants to continue to provide these events in order to build our community.

Paul Turner was thanked and wished well, as he will not be continuing on the Executive for 2014-15.

Executive for 2014/15 will be - Sarah Adams, Glen Vey, David Adams, Bob Nimigeon, Pat Nimigeon, Steve Morris, Lee Davidson, Katherine and Gary Silver. There were no nominations from the floor so it was requested that further members on the Executive would be welcomed. A motion to accept the slate of 9 members on the BLPOA Executive for 2014-2015 was made by Bob Nimigeon and seconded by Sherry Vey. This was carried unanimously.

New Business

1. Glen Vey announced that \$2,200 has been received from the sale of the Clear Lake / Bay Lake Hall. He explained the history, as we know it, and possible concerns. It was sold for \$75,000 and the monies were to be donated to a variety of organizations. More information on accounting is expected at a future time, and will be relayed to the BLPOA members.
2. Mayor John Dunn clarified Clear Lake and Bay Lake zoning as it related to a Residential and Commercial usage.
3. Sarah Adams spoke of boat ramp improvements /investigations as a possible use for monies already received from the sale of the hall.
4. There was discussion about the sale of land on the lake and its implications/possibility for severance. Discussion suggested that severance, like all aspects of zoning, is a process. Possible, but any rezoning would occur after the sale of the property.
5. There was discussion about signs, but Glen Vey suggested that this is not in the role of the Executive.

Clara & Renso Meyer of Maple Drive won the door prize of a gift basket of environmentally friendly products.

There was no further new business.

Adjournment

A motion to adjourn the meeting was made by Judy Dunn at 10:40. It was seconded by Bob Nimigeon, and was carried unanimously.

Following the adjournment of the meeting, John Dunn, Mayor of Perry Township participated in a Mayoral Q & A.

Respectfully Submitted,

Paul Turner, Secretary