

Bay Lake Property Owners Association
35th Annual General Meeting

Sunday, August 7, 2016

Minutes

1. Opening Remarks (Glen Vey)

Glen Vey welcomed everyone to the meeting. He outlined procedures for asking questions – please state name. He also welcomed Mayor Hofstetter to the AGM, who will be available at the end of the meeting to provide town updates and field questions. Glen reviewed the agenda.

2. Water Testing (Bill Paterson)

Glen introduced Bill Paterson, who along with Judy Dunn, has been volunteering to do water testing on the lake. He explained how they test for water clarity. Bill gave a history of water testing on Bay Lake. Our lake has remained clear and healthy and is “holding its own”. Bay Lake is tested for recreational e-coli, which is different from testing drinking water for e-coli. He covered frequency and cost of all testing. Bill encouraged people to volunteer for Benthic testing next year.

Lee Davidson thanked Bill and Judy for the work they have done.

3. Approval of Previous Minutes

Steve Morris reviewed the minutes of the 2015AGM.

Motion to accept – Randy Webber
Seconded by Lee Davidson
All in Favour

4. Treasurer Report

Michelle Froud, Treasurer, reviewed her report. She said that she had simplified the report. She combined Fish Fund, Emergency Fund and Insurance Fund to maximize interest income, but assured that each fund is recorded separately.

Motion to accept Treasurers Report – Sherry Vey
Seconded – Bob Nimigeon
All in Favour

5. Lake Steward Report

Bob Nimigeon gave the Lake Steward Report. We have \$3,300 in the Fish Fund. This year we obtained a licence from the Ministry of Natural Resources and Forestry to stock up to 10,000 pickerel fingerlings (1-3 inches) per year for 3 years. Wood duck houses that were put up last fall were knocked down in the winter and no ducks have been seen using the boxes. There have been sightings of 3 loons on the lake down by the Cooks, but no babies.

Question by Andy – what kind of fish will we stock the lake with? All pickerel as instructed by MNR.

Sherry asked will it take all funds from fish fund? It will be up to the new executive as to how many fish will be stocked and how much money will be spent.

Question – Jarvis asked about the Ministry didn't want us stocking? Originally we were a lake trout lake but the trout stopped reproducing as the water became too warm. Pickerel are now being put in the lake because they are better suited to the lake and are reproducing.

Question - Steve Vermeiren – How do you know this stocking is working?

Pickerel are being caught. Scientifically we have no way to monitor, other than catching the fish.

6. Membership Report

Bob Nimigeon reported on Membership on behalf of Pat Nimigeon. 87 members for 2015/16 and currently for 2016/17 there are 73. This is 11 members above this time last year. We have welcomed a lot of new members on the lake this year. He urged everyone to talk to their neighbours in order to boost membership. Cost of testing is increasing and we need the membership funds to help defer costs.

Question - do we have any idea whether our percentage of membership compares with other lake associations?

Most cottage associations keep track. Bill said that when he was a member of FOCA (Federation of Cottage Associations), it was successful if you have 20% We have had 50% in the past and 80 of 200 is not bad. Glen - Demographics are changing People are leaving. Younger owners have no time to devote to association business.

It was pointed out that Clear Lake had a crisis with blue green algae and membership increased dramatically.

7. Accomplishments

Steve Morris listed all the successes of this year's executive

- Our Water Testing program continues to be something we are very proud of thanks to Judy Dunn and Bill Paterson. Also thanks to Site Sponsors who cover the cost of testing for one location. Thanks to the township for the \$1,000 grant given toward water testing
- Annual corn roast – thanks to Wayne and Cathy Cook for co- hosting this event with the association
- The licence to stock pickerel fingerlings in the lake
- The new “lake depth” sign at the boat ramp
- The Appreciation Plaque we all received with our membership payment
- Annual Pancake Breakfast and Silent Auction was a huge success
- Pitch In Day took place in April
- Signboard Refurbishment Project will begin soon

8. Acknowledgement of Past Executive Members

Steve Morris thanked the 2015/16 Executive for all their hard work and contributions to the association.

9. Election of New Executive

Randy Webber officiated the election of new executive. Six of existing members will remain on the association. The new executive includes

Steve Morris
Pat Nimigeon
Victoria Darling-Wadell
John Meyer
Michelle Froud
Richard Froud

Gaynor Moore
Sherry Vey
Judy Dunn

10. New Business

There was a question about power failures on north side of the lake. Bill Paterson spoke to this, explaining it's because of the power grid. Member suggested the association send a letter to Hydro. Glen assured this person that this will be addressed by the new executive.

Randy Webber brought up an article about noise caused by unmuffled boats. He suggested putting this article in a newsletter in the future. He also suggested the executive consider moving the AGM back to the long weekend. Need to encourage renters to attend AGM and become members, as they have the most to lose.

Sherry asked if this was a motion to move the date of the AGM. Glen indicated this was something for the new executive to consider.

There was further discussion on the role of renters and possible consequences for abused septic systems, water safety, fireworks, etc.

Steve Vermeiren proposed using email to determine when people are available for the AGM and for education purposes. He stressed importance of constant reminders regarding rental contracts, septic usage and the effect on property values.

Sherry Vey suggested that we could revisit the content of the welcome package and there was another suggestion to deliver notices to all cottages ie. Fire permit information, fire sign awareness.

Issue of signage on the water was raised, ie. Signs to stay away from wildlife.. Some signs have disappeared.

Glen Vey assured that all items brought up as New Business will be discussed by the new executive and encouraged people to follow up at next year's AGM.

Bill pointed out that there is a legal liability involved if the association puts signs on the lake.

Sherry pointed out that the role of the association is to educate not to police the lake. Glen informed that complaints should be directed to the Township Bylaw Officer.

11. Draw for Door Prizes

There was a draw for 2 door prizes and winners were Randy Webber and Steve Vermeiren.

12. Adjournment (10:40 a.m.)

Motion to adjourn – Al Davidson
Second – Bill Paterson
All in favour

13. Town Information Session

Mayor Norm Hofstetter was available to provide updates and answer questions.