



## BELMONT LAKE COTTAGERS' ASSOCIATION

### ANNUAL GENERAL MEETING

JULY 22, 2017

### MINUTES (UNAPPROVED)

Opening remarks from Peter White, BLCA President: Welcome to the members, members of council (Mayor Ron Gerow, Jim Martin, David Gerow) and introduction of the Board: Brian Deas, Evan Meyers, Donna Peeling, Wendy Vuyk, Greg Alexander and Katherine Deas (absent).

***Motion 17-01 to approve Minutes of the 2016 BLCA AGM (Rod McVey, Pam Bennett). Carried.***

#### President's Report – Peter White:

Peter discussed Crowe Valley and the ongoing success in maintaining water levels, with credit to the township of Havelock-Belmont-Methuen ( HBM) for making investments in the Belmont Dam.

#### HBMLA

- General discussion regarding HBMLA and role with township
- HBM waterfront property owners provide approximately 75% of the tax base in the township
- This year HBMLA was unable to have as much feedback to the budget process, primarily due to a change in timing of the budget cycle
- Noted that HBM posted a tax rate increase of 1.8%, however the actual average increase to taxpayers is closer to 4% when property value assessments are included
- HBMLA is planning to play a larger role in the 2018 municipal election, including the possibility of fielding candidates in 2018. HBMLA also plans to provide much more information to seasonal and waterfront residents on the candidates who are standing for election

Peter thanked Larry Pick for his work in the last few years as Treasurer of the association, and noted that Larry has handed back the files for the association and that they are in great shape. In closing Peter reviewed the roles of the board members and thanked all of the many volunteers who help the BLCA achieve the goals of the organization.

#### Financial Report – Peter White

Peter reported that the Association was in good financial shape as shown in the BLCA Fiscal Report presented on the reverse of the Agenda. Again this year there will be a discussion of what to do with surplus funds later in the agenda. Membership appears to be on-track to exceed our 340 member budget estimate.

***Motion 17-02: It was moved and seconded that the financial statements for 2016, and the budget for 2017 and 2018 be accepted as presented (Peter White , Ed Bracht). Carried.***

Question: How many cottages, and follow up why can't we get an exact figure? Reply: Working estimate is 450 cottages, with accuracy of this number increasing with each membership drive by the road reps.

#### Report from HMB Council – Mayor Ron Gerow

Mayor Gerow introduced the other members of HBM council and noted that Councilor Webb intended to be at the meeting, but was currently absent.

Mayor Gerow reviewed the process of the township obtaining funding for large projects from government partners (federal, provincial, county) and noted that there are a number of staff changes in the township office; these compounded to affect the budget schedule. The budget cycle for the upcoming year will return to the standard cycle of taking feedback in October 2018, for approval in November

The mayor reported that work is underway on Preston Road, with re-grading of some of the drainage and other improvements.

- Long term care announcement soon
- Improvements to fire equipment
- Water tower improvements
- Ongoing increase in building permits year over year, with 151 building permits issued to date

The background to the in-water structures by-law was discussed and the process to get to the final by-law. The actual by-law was reviewed, noting that all structures that existed prior to May 1, 2017, are grandfathered. The process to apply to build a new dock was reviewed.

Q: Is there a size limit

A: Anything below 500 sq. ft can be built without a minor variance.

Noted that MNR did not originally take a position on dock size, but now has come out saying that anything under 1500 square feet would be fine.

Mile of Memories parking: Discussions underway with a private property owner regarding the possibility of implementing a small parking lot to alleviate the pressure of on-road parking

The municipal election date is Monday Oct 22, 2018, and the dates leading up to the election were reviewed. The mayor encouraged lake residents to continue to be involved, and noted that Bill 68 (Provincial) will make some considerable changes to accountability of members of council.

The background of the relationship between Crowe Valley Conservation Authority (CVCA) and HBM was discussed. The mayor noted that the relationship between HBM council and CVCA has deteriorated, to the point where HBM and Marmora townships voted against the operating budget for 2017-18. Follow-up meetings with CVCA did not result in a solution. The province is now engaged and options include dissolution of the CVCA.

Septic inspections: The mayor reviewed a proposal for Peterborough County to inspect septic systems, at a cost of \$270 per inspection. This was deemed to be too expensive and other models are under review. HBMLA will be kept informed and will be involved in the ongoing review.

Councilor Webb joined for the balance of the meeting and was introduced by the mayor.

Question regarding dock permits: The specs, sizes and, process were reviewed.

The Long Term Care Facility news was discussed, noted that the facility is not yet approved but that the township is optimistic. There is an assisted living housing development that is already under construction in the proposed area.

Comment from the floor that HBM's investment in firefighting "tanker" equipment should result in a reduction of insurance rates for all cottagers. Check with your insurance agent.

Discussion of CVCA followed, with BLCA's Peter White noting that BLCA is very happy with CVCA and encouraged HBM council to continue to support CVCA, and to work with them to resolve the issues at hand.

OPP costs were discussed, noting that news from the province is forthcoming that should help take off some of the budget pressure.

#### Road Reps, Newsletter, Membership Draw – Evan Meyers

Evan reviewed the ongoing successes of the road rep program, noting that this year we made a push into the Crowe River below the Belmont Dam.

Evan introduced the New Cottager Package that BLCA will start to distribute this year. This package includes information to help new waterfront owners maintain healthy shorelines as a means to improve the health of the lake.

The lucky early membership draw winners were John and Heather Dixon, Coleen and Robert Vivian, Bill and Elaine Dimopoulos, Ken and Sally Kumagai, Mark and Patricia Perkin, Gary and Linda Walker, Bob and Donna Taylor

There is a plan to try an "old photos" calendar, please send in any old photos that you might have.

Newsletter: Peter White continues to be the main coordinator for the calendar, and as always we would be keen to find someone to take on this role.

Events – Evan reviewed the upcoming events such as the Parade of Lights, Marmoraton Fall Outing, and opened to the floor for any new ideas related to social activities.

#### Water Quality and Testing – Wendy Vuyk

Wendy reported the current process with the Kingston lab (name), noting that the tests in 2016 were inadvertently sent to the wrong lab, but that testing resumed as planned for 2017. Results for 2016 under the Lake Partner Program were reported in the 2017 BLCA newsletter.

Donna Peeling reported that water clarity (Secchi Disk) results show a drop in clarity this year, likely due to high flow rates and runoff as a result of heavy rains in 2017.

### Social Media & Fireworks – Brian Deas on behalf of Katherine Deas

Brian Deas read Katherine's report, noting that our Facebook page continues to be an important tool for connecting cottagers. In particular, this spring's runoff resulted in a number of items being posted as "lost and found" to Facebook. Cottagers are encouraged to continue to post and send in photos from around the lake. Changes for this year include an increase cross-posting of local events to our Facebook page.

### Golf Tournament, BLCA signs, Fireworks – Brian Deas

Brian noted that we've been looking for a new provider of the large road signs, and that we're looking to engage BMR manufacturing for replacement signs.

Golf – Debbie Howe is running the Golf Tournament this year, registrations are open. Greg Clements is at the meeting and will accept registration fees. BLCA will add this to facebook "events" in the coming weeks.

Fireworks: Thanks again to Bob Prins, Bryon Backus and John Tsalkos. Brian noted that Bob and the team has agreed to do the fireworks again in 2018 (July 1).

### Regatta – Greg Alexander

No major changes to report. High-school age volunteers will qualify for a letter supporting their OSSD volunteer hour requirement. Sailboat race on Saturday @ 2PM, contact Wayne Alexander 705-778-7511.

### Rock Markers – Greg Alexander

The board thanked Greg Clements for his work on the markers this season. For 2017 the replacement program for the markers continues, noting that high expenditures in the last couple of years reflect this investment. Please report any missing or moved markers to Greg Alexander 705-778-1870, Greg Clements, or email to [rockhead@blca.ca](mailto:rockhead@blca.ca)

### Crowe River Boating Safety

A discussion regarding safety in the Crowe Rives followed, with an idea to have speed limit signs posted. Mayor Gerow noted that the OPP are the starting process for any speed related signage. Discussion followed regarding the effect of speeds and wake on the river and river shorelines. Noted that the solution to the issue is unlikely to be enforcement; community pressure likely to be more successful. Action (not as a motion): BLCA to work with river residents as means to use social media to reduce unsafe boating in the Crowe River.

### BLCA Surplus – Peter White:

Peter reviewed the surplus and discussed options to deal with the accumulated surplus. Ideas were taken from the floor, including free garbage tags for association members, support for FOCA, options to

use the funds to entice new members, subsidies to the fire roads. BLCA will endeavor to promote the issue through email and social media as a means to find a meaningful use for these funds.

#### Other Business

Kathy McBey reviewed the Turtle Hospital program and provided some ideas as to how to help an injured turtle, noting that many species in Ontario are now endangered. Additional details can be found in BLCA's email of July 20, 2017.

BLCA board introduced Brent Berry, the new owner of Belmont Lake Marina. Brent gave a high-level review of his plans for the business, noting that he plans to operate the business year-round.

#### Election of the Board of Directors

There is one open position on the BLCA board, with a focus on the Treasurer role.

Fred Bennett (nominated, accepted)

#### ***Motion 17-03: That nominations be closed and the board continue to stand***

The new board is elected as follows: Greg Alexander, Brian Deas, Katherine Deas, Evan Meyers, Donna Peeling, Wendy Vuyk, Peter White, Fred Bennett.

**The meeting was adjourned at 11:21 a.m.**