



Malcolm and Ardoch Lakes Landowners’ Association (MALLA)

Annual General Meeting (AGM)

Meeting Minutes – Saturday June 10, 2023

1. Call to Order and Welcome Message:

Cathy Potts called the meeting to order after all had signed in. Quorum was met with two executive directors plus three active MALLA members present.

| MALLA Officers in attendance: | MALLA Paid Members present: |
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| <ul style="list-style-type: none"> • Cathy Potts, Vice President Malcolm Lake • Ruth Cooper, Vice President Ardoch Lake • Allan Jamieson, Treasurer • Kathy Smith, Secretary | <ul style="list-style-type: none"> • Bob & Lisa Beauchamp • Roy Burgess • Jeff Cannons • Tracy Card • Glen Fowler • Doug Harcourt & Richelle Smockum • Brenda Hay • Doug & Virginia Henderson • Ron and Wendy Higgins • Pat Jamieson • Don MacLean • Katie McDonald • Cathy & Trevor Owen • Elaine & Brian Palmer • Ron & Terry Reed • David Smith |

Cathy Potts welcomed all of the attendees including Doug Harcourt and Richelle Smockum our newest MALLA members; Marissa Okum (guest speaker) and Kayla Cuddy, both MVCA; and Gerry Lichty, Mayor; and Micky (Vernon) Hermer, Ward 2 councillor, our guest speakers.

Cathy clarified that voting was ONE per membership, not per property or person; and explained that the 50/50 draw would include a fire extinguisher and smoke/CO2 detector that had been donated by the North Frontenac Fire Department.

Cathy thanked Terri Reed, Chairperson of the Social Committee, and the MALLA members who had provided additional food items, for their combined effort and work; and thanked Dave and Kathy Smith for hosting the AGM. Cathy introduced the existing Executive Committee Directors and Wendy Higgins, the Web Designer.

2. Land Acknowledgement (09:14): Ruth Cooper read a Land Acknowledgement, highlighting the importance of acknowledging indigenous people.

3. Approval of 2022 Minutes (09:16): Cathy Potts asked for any objections to the minutes. There were no changes required and she asked for a motion to accept the 2022 minutes.

Motion to Accept: Ron Higgins Seconded By: Bob Beauchamp
The attendees voted to accept the 2022 minutes and motion was carried.

4. 2022-23 MALLA Expenditure Report, Q&A, Audit and Call for Approval (09:18):

Cathy Potts asked for a motion to receive the Revised 2022/23 Audited Financial Statement dated June 9, 2023.

Motion to Receive: Trevor Owen Seconded By: Ron Higgins

Cathy Potts asked if there were any debates or objections. Ron Higgins stated that he was looking for an expenditure report.

Allan Jamieson, MALLA Treasurer, acknowledged that the Revised 2022/23 Audited Financial Statement completed June 9, 2023 was accurate. Allan made note of \$60 that was for two members that had paid their fees prior to the 2023/24 fiscal year. Allan proceeded to explain the following discrepancies:

- Welcome Packages: There were 11 new/renewed memberships in 2022. The returning members did not require a welcome package. Brenda Martin had several packages which she gave to Kathy Smith to deliver to the new members in 2022. There are 5 remaining packages that are currently located at Kathy Smith's house. Allan will deduct any expenses required to create additional welcome packages from the 'General' budget for 2023/23.
- Stewardship: The Stewardship Committee received a \$1000 Green Shovels grant in 2022. This funded any materials, etc. required to combat / cut phragmites in 2022. Therefore, other allocated money was not spent.
- Water Pump: Brenda Martin stated at the June 4, 2022 AGM that the water pump required repair. Money was allocated for that expense. However, Dave Smith put some gas in the carburetor and the pump is operational without spending the money allocated for the repair. The water pump is currently stored at Dave Smith's property at 1029 White Birch Court on Malcolm Lake.

Cathy asked Ruth Cooper to compile a list of those supplies and where they are located. This information will be shared with the membership once it is compiled.

Lisa Beauchamp, auditor, and Brenda Hay, witness, stated that the Revised 2022/23 Audited Financial Statement dated June 9, 2023 was accurate and complete. Cathy Potts asked for a motion to accept the Revised 2022/23 Audited Financial Statement dated June 9, 2023.

Motion to Accept: Glen Fowler Seconded By: Cathy Owen

The attendees to accept the Revised 2022/23 Aud. Fin. Statement, dated June 9, 2023, motion was carried.

- 5. Remembrances:** Cathy Potts explained the decision to acknowledge three MALLA members that had passed away in 2022, and to continue this practice in future years. Kathy Smith spoke about Sandy Burgess and Gerry Martin. Ruth Cooper spoke about Bud (Bernard) Griswold. Cathy held a moment of silence in remembrance of Sandy, Gerry, and Bud.

6. Community Update/Q&A - North Frontenac Mayor (09:31): Mayor Lichty provided the following:

Council passed a resolution to have two councillors from each ward liaison with the lake associations. The representatives for Ward 2 are Micky (Vernon) Hermer and Roy Huetl.

Council passed a resolution on Friday, June 9, 2022 to install a plaque in front of the cenotaph in Plevna. to honour Gerry Martin.

Mayor Lichty provided an update for the Centennial Lake wildfire. He identified all the provincial and municipal resources required to bring it under control. He stated that the municipal fire ban and the MNR's Restricted Fire Zone were still in effect and the MNR's ban usurps the township's ban. There are ramifications for not complying with MNR's fire ban. <https://www.ontario.ca/page/outdoor-fire-restrictions>

He stated that the council is currently interviewing for a new Fire Chief; has requested a current FD volunteer roster; and are actively recruiting new FD volunteers. He noted that the cost to purchase new fire trucks and bunker gear has significantly increased. He advised that the Snow Road, Ompah and Plevna Fire Stations are designated to respond to fires on Malcolm Lake. However, additional resources will respond as required.

Mayor Lichty provided a breakdown of the budget providing percentages allocated to the township, county, and education.

Community Update/Q&A - North Frontenac Ward 2 Counsellor: Micky Hermer directed the attendees to the North Frontenac Township website to access information re:

- Amendments to the Zoning By-law Zoning By-law #55-19 @ <https://www.northfrontenac.com/Modules/News/index.aspx?lang=en&newsId=f353e3d1-308c-4e38-8c0f-8652ea055639>, or to contact Tara Mieske or Brooke Ross at the township office for information.
- He stated that the township has no jurisdiction for private roads as per by-law 123-13 @ <https://www.northfrontenac.com/en/township-services/resources/Frequent-By-laws/Roads/123-13---To-adopt-an-assumption-of-unmaintained-municipal-roads--private-lanes-policy--minimum-road-construction-standards.pdf>.

Mayor Lichty advised that Roy Huetl has been appointed as the township's liaison with the Mississippi Conservation Authority and will be the lead representative for Eurasian Water Milfoil.

He stated that the bridges in the village of Coxvale and Ardoch need to be repaired; and Road 509 needs to be upgraded and surface treated between Ardoch and the Central Frontenac border. The township's goal is surface treat 28 kilometers of road per year, but can only do 21 kilometers due to increased costs.

He advised that the Eastern Ontario Regional Network (EORN), with a \$300 million budget, has been instrumental in having a new cell phone tower installed in Snow Road and are investigating the potential of one at the Over the Hills Rd in Central Frontenac. The Snow Road tower will not provide Internet service. Roger Communications will be the carrier offering a 5G network.

He addressed the issue of mandatory septic tank inspections. He stated that the township had sent out an educational letter but only nine property owners volunteered to have their septic tank inspected. His wish list is that the lake associations would create a spreadsheet and monitor septic systems on lake properties.

Mayor Lichty spoke about Short-Term Rental properties. He noted that the North Frontenac Lake Association Alliance (NFLAA) has been very proactive in trying to address this problem. However, the township does not have its own by-law officer and that it would require three to four by-law officers to address the problem; the OPP will not respond since they do not recognize it as a problem; and no one has been filing official complaints with the township. The chief complaint has been 'noise' and there are considerations of strengthening the noise by-law, if necessary, in the future. A property manager for a short-term rental located on Norcan Lake had installed a noise meter to monitor the activity. Micky Hermer stated that even if someone submitted an official complaint and it was enforced, that it is impossible to get a conviction. Mayor Lichty reiterated that the township would be unable to

enforce the by-law if one was created. He also noted that property owners on the lakes often contribute to the problem, not just the people renting a short-term rental property.

He spoke briefly about Bill 23, a 7 years / 7000 homes program that the provincial government has initiated to build more homes/built faster, and the weakening of the Conservation Authorities, in particular MVCA. He said the provincial government may revise the bill.

Questions and Answers:

- 1) Lisa Beauchamp wanted to know if there is a way to determine who owns a private road? Mayor Lichty directed her to call Tara Mieske at the township office for that information.
- 2) Lisa Beauchamp stated that there are renters on her road who have had campfires during the fire ban. She wanted to know how to report this problem. The mayor directed her to the township office @ 613-479-2231 and the emergency telephone number on the township's website for after hours.
- 3) Virginia Henderson wanted to know if a policy for mandatory septic tank inspections is implemented, could people use an invoice/receipt for proof of septic tank pumping? The mayor stated that this policy is not in place yet. Cathy Potts reiterated that MALLA and the NFLAA can influence, and collaborate, if this policy is considered in the future.
- 4) Lisa Beauchamp asked if septic tank pumpers have the authority to say that the septic tank meets septic inspection guidelines when they pump a system? Gerry stated that the pumper can identify problems with the septic system.
- 5) Ron Higgins stated three points:
 - a) **Septic Systems:** Is there a problem? Ron stated that there is no increase in phosphates, the lakes are healthy, and North Frontenac does not have a problem. He had cleaned his septic tank on June 9th and provided maintenance tips. (i.e., clean the filter, stir the top layer for oxygen, etc.)
 - b) **Short-Term Rentals:** He stated that bylaws are not required but resolutions are needed.
 - c) **Fire Ban Signage:** The signs are not changed to reflect current bans at all of the locations and that some of the signs need to be repaired. He reiterated that if North Frontenac lifts the fire ban, that it is not legit since the MNRF trumps the township. The mayor responded that there are different levels of fire bans per township. Ron suggested that perhaps the road crews could monitor / change the fire ban signs while doing their daily monitoring of the roads.
- 6) Brian Palmer commented that chemicals such as bleach should not be used on a septic system.

Cathy Potts thanked Mayor Lichty and Micky Hermer for speaking at the AGM and the township's willingness to collaborate with MALLA. She thanked them for the township's approval for a grant to repair the display boat at the Malcolm Lake boat launch. Lisa Beauchamp asked which committee looks after the display board. Cathy said the Fishing Committee is responsible and that Ron Higgins has volunteered to do the repairs. North Frontenac Township looks after the culvert and grass cutting.

7. Executive Reports Requiring Membership Approval/Q&A - Proposed 2023-2024 MALLA Budget Allan Jamieson provided a breakdown by account:

General Account: Some of the expenses reflected in this account could be reduced or removed because the \$150 that had been allocated for repairs to the picnic table and display board at the boat launch would be reduced due to the municipal grant to repair the display board; the membership income remains static at 55; and noted that the closing balance for the 'General Account' in the proposed budget is \$436 but as a not-for-profit organization, that figure should be a zero balance.

Fishing Account: He stated that this account had been reduced based on the money spent in the 2022/23 budget; and that the money allocated to repair the water pump could be removed, since it is repaired.

Question and Answers:

- 1) Ron Higgins asked if there is a plan to expand the membership and if there was a target figure? Cathy Potts stated that an email canvas in 2022 garnered 11 new/renewed memberships resulting in 54 members for the 2022/23 fiscal year. She plans to have the vice-presidents and volunteers for both lakes complete a door-to-door canvas this summer to increase the membership. She could not provide a definitive number but her hope is to increase the membership to 60+ members.
- 2) Ron Higgins asked why money had not been allocated for welcome packages in the proposed budget? Allan Jamieson stated that there were five packages in the inventory and that money required to purchase supplies for additional packages would be taken from the 'General Account' if that became necessary.

Cathy Potts asked for a motion to accept the Proposed 2023/24 MALLA Budget.

Motion to Approve the 2023/24 MALLA Budget: Ron Higgins Seconded By: Lisa Beauchamp
Attendees voted all in favour and the motion to accept the Proposed 2023/24 MALLA Budget was carried.

8. **Call for Nominations & Executive Elections -MALLA President, VP Malcolm, Secretary, Fishing Committee (10:17):** Cathy Potts explained that the Covid years had thrown the election process off schedule and stressed the importance of the executive directors being elected in alternate years for continuity. Although all of the executive directors had been elected in 2022, the elections for 2023 would be based on the pre-Covid election history to align with the MALLA bylaws. Based on the history, the President, Vice President for Ardoch Lake, and the Secretary are elected in odd years; and the Vice-President for Malcolm Lake and the Treasurer are elected in the even years.

Cathy Potts asked for nominations for the Vice-President for Ardoch Lake: No new nominations were put forward and Ruth Cooper was appointed by acclamation.

Cathy Potts asked for nominations for the Secretary: No new nominations were put forward and Kathy Smith was appointed by acclamation.

Cathy Potts asked Wendy Higgins if she was willing to remain as the web designer and she agreed to remain.

Cathy Potts asked for nominations for the President: Ron Higgins nominated Cathy Potts. No other nominations were put forward. Cathy accepted this nomination and stated that she would submit her letter of resignation as the Vice President for Malcolm Lake effective midnight June 10th.

Cathy Potts asked for nominations to fill the Vice President for Malcolm Lake until elections for this position in 2024: Glen Fowler nominated Wendy Higgins. Wendy respectively declined. Cathy Potts nominated Doug Henderson. No further nominations were put forward. Doug accepted the nomination.

Cathy Potts asked for a motion to accept the nominees for election.

Motion to accept the nominees: Ron Higgins Seconded By: Lisa Beauchamp
The attendees voted all in favour of the new Executive Directors and the motion was carried.

Cathy Potts stated that the position for Fishing Committee Chairperson needed to be filled. She thanked Dave Smith for being Fishing Committee Chairperson in 2022 and MALLA has accepted his resignation.

She read the responsibilities for the Fishing Committee Chairperson as described in the bylaws and asked for a volunteer. Ron Higgins nominated Chris Sammut who was not in attendance to accept that nomination. Cathy stated that if someone agrees to the nominated that she, as President, can appoint them to non-executive positions.

Cathy explained that the annual bass derby and BBQ may not happen if this position remains vacant. The executive directors are not willing to assume that responsibility. Cathy will contact Chris after the AGM to ascertain if he would accept the nomination; and that Kathy Smith will send an email to canvas for additional volunteers and have a meeting with the existing fishing committee members to plan this year's event.

9. **Stewardship, Fishing and Social Committee Chair Reports (10:35):** The reports are on the MALLA website @ <https://img1.wsimg.com/blobby/go/44dff16b-fd07-4b3f-aa60-ad94aea5a4ed/downloads/MALLA%20AGM%202023.pdf?ver=1686355162682>.

Stewardship: Ruth Cooper, the interim Stewardship Committee Chairperson, encouraged the membership to access information about Eurasian water milfoil, phragmites, and zebra mussels from the 'Lake Stewardship' drop-down menu on the MALLA website @ <https://malla.ca/>.

She provided the following information for each invasive species affecting the lakes:

Eurasian Water Milfoil: EWM is extremely invasive and kills native vegetation, fish, and other marine life. It cannot be eradicated – 'managed only' at this point. Burlap has been proven not to be effective in eradicating it; and mechanical harvesters or benthic mats are too expensive as options. She encouraged attendees to pull the EWM before July by digging below the roots and to replace that EWM with native vegetation; and to place burlap around your dock since a permit is not required by individuals.

Zebra Mussels: She encouraged everyone to practice the 'Clean, Drain, Dry' methodology; educate your neighbours; scrape off rocks, boats, etc., and to soak the mussels in chlorinated water since they can live 18 days on land; wear water shoes to prevent injury; and to put copper mesh attached with copper wire on your water intake filter.

Phragmites: She stated that the stewardship volunteers are successfully controlling the phragmites by cutting the stems below the water line to drown the roots and placing tarps to hinder the growth on land. Ruth identified the four locations that have been targeted each year and thanked the volunteers for their assistance. FOCA Green Shovel grants have allowed the committee to purchase tools, etc. Ruth feels that education in the form of signage is important on a going forward basis.

Ron Higgins asked Ruth if beetles have been considered as a viable option to eradicate the EWM? Ruth stated that it is too cost prohibitive. Studies have shown that one weevil per plant is required to be effective.

Social: Terry provided the upcoming dates for events in 2023: July 1st – Canada Day Flotilla ONLY, Fishing Derby – tentatively July 15th, and the Corn Roast – August 19th. Check MALLA website for dates.

Cathy Potts discussed the Canada Day BBQ and put a motion forward to discontinue the Canada Day BBQ in perpetuity.

Motion to discontinue the Canada Day BBQ in perpetuity: Ron Higgins Seconded By: Tracy Card

The attendees voted all in favour of the and the motion was carried.

Cathy Potts discussed the Annual Winter Social. She put a motion forward to discontinue the Winter Social.

Motion to discontinue the Winter Social: Lisa Beauchamp. Seconded By: Terry Reed
The attendees voted all in favour to discontinue the Winter Social the motion was carried.

Fishing Committee: Attendees were referred to the website since Dave Smith has resigned his position as the fishing committee chairperson.

Ron Higgins asked a question about cleaning the spawning beds. Cathy Potts said that a meeting with the fishing committee will be initiated and she is willing to volunteer to complete MNR paperwork for a 'Gap' year.

10. New Business, Q&A, Open Discussion (10:49):

Marissa Okum, a stewardship technician with the MVCA spoke about:

- EWM – She concurred with Ruth that it is impossible to eradicate EWM and said that she had brought hand-pulling guides for the attendees.
- Shoreline Naturalization – She emphasized the importance of increasing native shrubs, grasses, and plants to lower phosphorous levels due to soil erosion; and not mowing grass to the edge of the shoreline.
- Lake Tree Days Program – The MVCA attempts to provide this program to five to six lake associations per year.
- Shoreline Naturalization Program – MVCA staff will do a site visit to assess your shoreline, create a plant plan for your property, and will actually plant the vegetation based on 50% cost of the plant plus labour to plant the shoreline.

11. **50/50 Draw:** A total of \$140.00 was collected and the winning ticket (\$70) was held by James McDonald, Katie McDonald's brother. The winning ticket holders for the additional donated items were Roy Burgess (CO2/smoke detector); Ruth Cooper (fire extinguisher); Richelle Smockum, Brenda Hay, and Doug Harcourt (bottles of maple syrup donated by Glen Fowler).

12. **New Business:** Ron Higgins asked if it was possible to merge the Stewardship and Fishing Committee budgets since stewardship includes fish protection. Cathy Potts said that the executive committee will consult with the fishing committee and provide the response via email.

13. **Motion to Adjourn & Provide Next AGM Date (11:08):** Cathy Potts stated that the next AGM is scheduled for Saturday, June 8th, 2024 at 9 AM.

Cathy Potts asked for a motion to adjourn the meeting.

Motion to adjourn the meeting: Trevor Owen Seconded By: Bob Beauchamp

The meeting was adjourned at 11:09 AM.