

September 4, 2022

ESPOA ANNUAL MEETING MINUTES

Start of meeting: 10:13AM

Peter Waisanen opening remarks,

- Mentioned lack of board volunteers, eg. for secretary but there were no respondents
- Felt that the executive committee should not all be from Fisherman's Trail
- Walt Mckechnie will hopefully attend today / he will soon be the new deputy mayor
- Barry Boice will be our new councillor

APPROVAL OF LAST YEAR'S MINUTES

- P. Waisanen asked attendees for any comments
- Comment → Not all people paid. Some questions and debate ensued re the number of people that are not paying. Mention made that it was said LY that only 99 out of ~121 owners paid. Norinne Gratopp clarified that that was the number of people who had paid up to the date of the meeting and that more subsequently paid.
- Motion made to accept the minutes as published made by Don Rae / seconded by Joan Sturch
- MOTION CARRIED

ELECTION

- P. Waisanen asked for nominees for Secretary, Treasurer, and President
- Melanie Ackerman volunteered for Secretary
- No other names as nominees for any of the three executive positions were put forward
- Melanie, Peter, and Norinne voted in by near unanimous vote

TREASURER'S REPORT presented by Norinne Gratopp

- Q. Blair Smith asked for a breakdown of the one-way hill repair?
- A. N. Gratopp advised that the major expenditures for the year were as follows: ~\$28k for the one-way hill, ~\$17k for frost boil and \$3.5 (fall) + \$2.6k (spring) = \$6.1k for grading
- Q. Noel Chase of Gracas asked about cost details for snowplowing
- A. N. Gratopp answered that we had a record number of plows and sanding but came in as expected at ~\$11.4k
- Q. Jeff Weisbrot from Merganser asked if all these bills been paid?
- A. NG Yes
- Q. Will the hill be widened?
- A. P. Waisanen → Yes this has already been agreed with Barry Boice. The costs will be as incurred.
- Q. Ryan Sanders of Merganser asked about the whole structure of the organization?
- A. NG suggested that this can/should be discussed as new business. Ryan Sanders felt that the election went too fast.

- Q. Member asked, what's our insurance coverage?
- A. NG → \$2m for D&O and \$5m for CGL (commercial general liability)?
- Q. Dave Chambers of Merganser asked *'if I'm working on the road on my own does the insurance cover me?'*
- A. NG You can't sue yourself but if you cause an issue elsewhere, yes, you should be covered.
- Brian Davidson: feels that as we are only paying \$1,100 we may not have proper coverage. Requested copy of the policy. Brian will review and comment.
- MOTION TO ACCEPT TREASURER'S REPORT put forward by Dave Latta, Seconded by Steve Yakes → Carried.

WATER TESTING

- PW advised that this one of the most important things that we have to pay attention to.
- Phosphorus levels → our lake is one of the cleanest in Ontario. Our levels are generally at <10ppm. Some other lakes range up to 50 – 60ppm
- That's the only data Peter currently has re the quality of water.

ROAD COMMITTEE

- PW agreed that the road is not up to standard
- Tried to have it graded before the August long weekend but it didn't happen
- Barry presently is working on getting the protruding rocks out of the road
- North end has received some recent work
- We are still hoping to have it graded this fall

Q. From gentleman member near the door → Some spots are historically problematic / probably because they need a culvert / for example near the old hunt camp

A. PW → we try to put in new culverts as and where they are needed

Q. Bob Micak (?) from Boice Bradley → Some further work needs to be done near my place. Work was recently done but wasn't completed to the bottom of the hill. There now is a nearly-bare culvert at the bottom of the hill which is a chronic problem location.

Bryce Richardson, whom Peter consults with re the north end of the road, agreed with the above.

A. PW → we will look at that hill with Bryce Richardson.

Q. Blair Smith of Fisherman's Trail suggested that we have a motion to grade the road on a scheduled basis, eg. prior to long weekends. He also commented that individual property owners should be responsible for maintaining the road in front of their respective properties.

A. PW → We used to have a road work day on the Thanksgiving weekend. Many of us do voluntarily work on the road, for example my family and I cleaned out the culvert by the pit (which the beaver kept plugging) several times last year. Peter agreed that everyone should help and suggested that the north end of the road might consider also getting together to do a road work day.

Blair Smith: Suggested again that the prime goal should be to focus on the main road, namely Boice Bradley, eg. with triggers such as a doing grading on a specific schedule.

Bruce Vaillancourt (new member from Merganser) → I talked to Barry who said that his present focus is the rocks and also that we no longer have sufficient material on the road to work with.

Q. Ryan Sanders asked what the decisions process is re road works?

A: PW → It used to be that Bill Rae and Peter would assess and prioritize which areas required work.

Q. Ryan Sanders asked if we should hire a professional?

A: Peter → I am an engineer...

Norinne Gratopp suggested that people do try to do their own minor maintenance but if a major issue comes up, please contact Peter to add to the list of jobs.

Q. Ryan again asked who makes these decisions.

A. F. Gratopp advised that the membership generally discusses and then agrees on major expenditures at the annual meetings.

Joan Sturch from the North end of the road suggested that historically few people from the north end came to the meetings. Suggested that if people cannot come that they still be given a vote.

Steve Harris of RLCA advised that we could also can have an online meeting in order to give everyone the opportunity to attend and have a voice, but equally mentioned that they had set it up for the RLCA, communicated the meeting date to the entire membership, and yet only 13 members actually attended the on – line meeting.

NG advised that we tried to involve everyone in a vote re the snowplowing. Multiple requests for votes were sent out. The process was fraught with challenges and very poor participation levels.

Kim Dedonato – suggested that each road have a representative who can then speak on the part of any given road / Kim volunteered to set up a webpage for this purpose.

Dave Latta observed *"Peter, we have a communications problem."*

Kim Dedonato suggested that she could send out a request for volunteers.

John Horton of Merganser – appreciated Peter's efforts. He is not in favour of many committees but suggested that we have representation from multiple people from different areas who then collectively get together and drive the road. We then have to trust the committee. (ed note: general supportive applause). JH encouraged Ryan to perhaps help organize volunteers for the north end of the road. Asked if we could discuss the secondary roads?

PW: We asked for two loads of gravel for the hill on Merganser but it hasn't happened yet.

Member (?) suggested that it takes 17 loads/km or \$5k per km to get the road done properly

Brian Davidson suggested that perhaps we have a special one-time assessment. Suggested that we could get ESPOA stickers that show who has or hasn't paid their dues.

Member asked whether the two-way hill should have signs (I've already had two head on issues with Air BnB people). Please advise how that hill currently should be used? We should agree on which way everyone should presently use it the road there?

BARRY BOICE IS HERE!! - A. Direction given to us (Barry) was to do what we can. *'If you really need to do it right, it would cost \$90k. What is now need is to perhaps spend another \$10k to add more fill and widen it. The estimate provided was to bring the crest down 8 feet.'*

Peter agreed that the long-term goal is to end having to go around

MOTION: Joe Barassa / 2nd by Case "Put the signs back up until the road is widened" → motion carried

Peter introduced Walt McKechnie

"Thanks. I've attended many of your meetings (12 years?). Excited to be going to the county to represent you as deputy mayor." Suggested that people want to hear about the shoreline. In Walt's view he feels that we've been kept in the dark. There are ~600 lakes and thousands of people. When it was passed he called many area people. All the people said they didn't know about the policy or details. Even at the very meeting when it was passed they were still making changes! Unfortunately, the committee has some key councilors who were pushing it from the beginning. Over time 6 people on the committee wished to have it deferred....this didn't happen.

Walt doesn't understand re the older cottages most of the shorelines are ok. Why are 90% plus people being punished by this new policy?

Q. What happens next

A. Walt feels that there is a good chance that Dysart can turn it down or defer it. People whom Walt meets are not asking him to pass it. Some lake association presidents are endorsing it, not their members. Dysart already has in place adequate policies. If Walt wanted to put steps or something in, he'd call his building inspector who'd get it done. Walt feels this a money grab. The new policy would take 6 month or a year to get permits and approvals through. Additionally the new policy will cost the county an additional \$400-\$500k.

He's against fertilizing lawns. In favour of the septic program.

Once Walt is sworn in, he plans to contact and educate the many people on the many lakes.

Re short term rentals. Walt is also somewhat against these. Perhaps the LAKE OF BAYS policy might be a good solution. eg 24 hour contact, etc.

"Thanks for your support over the last 12 years."

Q. Brian Davidson asked for Walt's support re people paying their dues, ie could we get people to pay when people sell? Given that the cottagers pay to maintain the roads and the county gets the taxes but doesn't pay, Brian asked for help on how can we enforce? Walt suggested that the names of people who don't pay their association due be posted and made public.

Barry Boice suggested that the HALIBURTON LAKE AREA are an incorporated association which can then lien your property.

Tory Austen suggested that we consider incorporating and that we find out the cost of doing so?

Noel Chase – asked about the process re the septic inspection program?

Walt answered that this has again been brought inhouse this year because the provider was taking too long and charging more.

Kim Dedonato asked – why can't we publish peoples names?

Kristina Davidson from Baybreeze suggested that she doesn't even really know her neighbors and which of them are paying?

MOTION: TO RELEASE A LIST OF THOSE WHO DON'T PAY TO THE REST OF THE MEMBERSHIP

Peter: Are there any more questions for Walt?

Q. Cell towers / A: Walt feels we will certainly be seeing a few more towers but he isn't aware of the exact locations. There will likely be about 6 of them but the sites still have to be approved. Info can be found on the county website.

Re short term rentals Walt mentioned that Haliburton is looking at adopting the Lake of Bays policy and recommended that we look at their website.

Barry Boice reminded people that he's been paying for the maintenance and improvement of the road from County road 14 to the pit for years. It cost him \$20k per km.

"To bring it to county standards costs the county budget is \$250,000 per km of road. You guys get a phenomenal deal." Barry spoke eloquently on costs. No, he won't reconsider plowing.

Suggested that the right thing to do in most cases is blasting but it is expensive. That material can then be used in that spot.

Barry confirmed that we have virtually no fill left on many parts of the road. One doesn't know the magnitude of fixing the rocks until one starts digging.

Barry has also volunteered to be on the Road Committee.

NG asked if we could have other contractors do work on the road which goes over your land. A. Barry would certainly not obstruct anybody else from working on his roads

Q. Blair Smith asked if Barry has a hoe ram

A. Barry: Yes he has all of the equipment needed.

Greg Ellis – MOTION → Move that a three-person roads sub-committee be formed to provide an end to end assessment report in consultation with Barry Boice on providing a plan which then can be taken to a vote BY END OF FEBRUARY. A GOOD/BETTER/BEST REPORT, including estimated costs.

- Doug Bell could represent the north end of the road
- Aline Huleva for the Baybreeze end
- Peter Waisanen for Fisherman's Trail

Motion seconded by Paul Dedonato → MOTION CARRIED

NOTE: Absent from Preachers Lane / Miller Lake cottagers group – Boyde Robertson generally leads road work and snowplowing there.

Ryan Sanders asked about responsibility for the main road section between Merganser and Fisherman's

Stephanie Pollard – suggested that given the size of the membership we need to have about 5 people on the board and that we need to split costs into reserve, regular annual maintenance, longer term capital projects costs.

Tom Haggety – suggested that we may have to consider other ways of collections re assessments.

Bryce Richardson – suggested that we create a wall of shame situation. It is important for us to publicize who is not paying.

Peter Waisanen said they will contact the people who have not paid by end of year and then we will publish this on a website.

Bill Robertson asked if we can legally do this?

Kim Dedonato suggested that after the non-payers are contacted then at the end of the year (after finding out what we legally can or cannot do from a privacy laws perspective) then publish name. This was agreed.

Re SNOWPLOWING

- Peter talked about the RFP
- Peter has about 4 interested contractors
- The contractors want one point of contact

FG read through the RFP.

- General consensus is that whatever the incremental plowing cost will be shall have to be passed on to the association and paid by the membership
- Agreed that we have to put the bid out and then Kim Dedonato will communicate this to the membership
- RFP to be changed to ask for a bid with and without insurance?

Doug Bell mentioned invasive plant species, phragmites, has been found. This has been mentioned to the ministry but they are unlikely to do anything.

Peter – reminded everyone that some dogs are running around unattended. Please keep your dogs on your own properties and don't let them wander around freely.

Brian Davidson asked for a MOTION to do something to honour Bill Rae's legacy. Suggestion: renaming the 'y'.

Recommendations to be made.

Condolences also conveyed to the other families of longstanding Redstone neighbors who also passed away (writer's note...apologies that I didn't catch all of the names)

FG asked that the membership be advised that current \$450 dues remain as-is until further notice, therefore that is the amount that should be paid by all. PW confirmed.

MOTION TO ADJOURN MADE BY PETER WAISANEN AT 1:11PM / SECONDED BY ALINE HULEVA / CARRIED.

DRAFT pending approval