

Black Sturgeon Lake Property Owners Association
Annual General Meeting Minutes
June 24, 2017

1. Call to Order - The meeting was called to order at 9:40. Thirty people were in attendance which constituted a quorum (ten members).

Introduction of Executive and all attendees.

2. Adoption of Minutes - The minutes of the June 25th 2016 AGM were reviewed and motion to accept by Tino Brambilla, seconded by Steve Garrett.

3. Business arising from the minutes:

Thatcher Road - a more detailed report provided under New Business.

Water Quality Testing - Devon McCloskey City Planner emailed that Ryan Haines is retained by the City to conduct sampling and produce a report for Council, and that additional presentations such as this, are not part of his contract.

A presentation will be given to Council after the 2017 final sampling and report is complete, toward the end of 2017, and would be an opportunity for the association to attend.

Current report is available at the City of Kenora webpage. Summary and Recommendations section of the report is provided within Section 5 on page 6.

Report states that the lake is healthy, sampling shows consistent findings and the water quality is not deteriorating.

Constitution - The constitution was adopted last year (2016) and no additional changes suggested at this time. We will continue working under the current constitution until changes are warranted.

The Glen - last year it was agreed that we would survey our members. Further discussion under New Business, Survey Results.

Volunteer Positions - further discussion under Presidents Report and Election of Officers.

Newsletter Editor - Same as Volunteer Positions. We continue to look for an Editor and further discussion to follow.

4. President's Report - Thank you for the opportunity to serve as President for the past year. I would like to thank the Executive members for their support not only during the past year but for the years preceding.

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Jim Quinn, Past President
Steve Garrett, Vice President
Phil Burns, Secretary, Newsletter Editor
Donna Albak, Treasurer
Elsie Neufeld, Membership Chair

Donna will be stepping down this year. Thank you for the support provided and hope you enjoy your new found freedom.

The past year the association continues to maintain a steady membership roster. I hope you will continue to be members and encourage your neighbours to do so. The association is here to work for the common good of all property owners on Black Sturgeon Lake.

During the year we posted a fall and spring newsletter and continue to receive notification of variance requests. During the past year we received notice of only two requests. Both requests were minor in nature and we did not voice any objections.

Over the years we have seen some significant lakefront developments and a review of the rules would be appropriate. An update from the City Planning department is warranted and I will look to see if an update is possible in a future newsletter or meeting.

The changing demographics of the lake are showing a steady turnover of ownership. With that turnover is the constant need to find new members and more importantly, members willing to serve on the association executive. We will continue to approach potential candidates. If you would like to participate, or know someone that is willing to contribute, please let us know.

We continue to work with the City of Kenora and the Lake of the Woods District Property Owners Association to advance the quality of life on the lake. The Mayor was asked to attend this meeting and will bring greetings shortly. Diane Schwartz - Williams Executive Director of the LOWDPOA will bring greetings from the association shortly.

Additional information on association activities will be given in the following reports.

Thank you for your support and I encourage you to participate in association activities as much as you can.

Respectfully submitted,

Tino Brambilla
President

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5. Treasurers Report - Donna Albak reported that the bank balance sits at \$7,365.15. The primary expenses are liability insurance, AGM room rental, web page, Thatcher Road repairs and Photo contest. Will look into ability to pay dues via e-transfer methods.

6. Membership Report - Susan Cone reported for Elsie Neufeld that there were 139 names on the membership list and that there were 39 paid for 2017. This is in keeping with past years and expect the paid members to climb as the year proceeds. Suggested that members pay in advance and will look into the use of e-transfer.

7. City of Kenora - Mayor Dave Canfield - Greetings from the City.

- Water quality testing is consistent over the years, despite residential growth on the lake.
- 20 meter setbacks from the water line is the "gold standard" for lakes and restrictions are working.
- Tax issues discussed. Kenora has the lowest mil rate in NWO and Kenora mil rate has actually gone down. Issue continues to be assessments. Encourage members to review and challenge assessments to MPAC. Mayor has worked to reduce policing costs, prevented Hydro One from taking over Kenora Hydro, and looks to find funding for infrastructure deficits.
- Mayor is on our side and has had a family residence on Black Sturgeon since 1930's.
- Mayor responded to various questions including taxation inequities, new construction of public buildings, and Mackenzie Portage Road services. Members are encouraged to voice our issues and concerns to City of Kenora councillors.

Mayor thanked for attending and appreciate his contribution to our association over the years.

8. LOWDPOA - Diane Schwartz-Williams brought greetings from LOWDPOA. The association is 56 years old and is 3300 members strong. Membership demographics discussed and benefits of belonging to the association were reviewed. They are currently looking to change the name of the association by dropping the words "property owners". Membership is open to all persons interested in the health and quality of the Lake and surrounding district. More information to come. Lake Smart program is being offered again this year and we are encouraged to bring the program to Black Sturgeon Lake.

9. New Business

Membership Survey - Steve Garrett reported that six members responded to the survey attached to the Fall 2016 newsletter. Many members did not know about the survey. On the matter of the Glen, respondents did not know about the Glen and felt the liability

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issues cause concerns. Due to the poor response, unfamiliarity of the Glen, its location suggests a predominantly Black Sturgeon Estates matter.

It was agreed that The Glen ownership and City of Kenora involvement would be determined. The legacy matter of the Glen with regards to the original Black Sturgeon Estates property owners would be solicited to determine next steps.

Thatcher Road - Steve Garrett reported that of the six survey respondents that five use the road. The road and launch has improved over the years with the work put in by the Association with assistance from the Ministry of Natural Resources (MNR). Background to the Thatcher Road and the association involvement was discussed. Various alternative maintenance matters were suggested including using some of the gravel from current Veterans Road construction activities. It was agreed that Steve Garrett would continue to liaise with MNR and other parties to continue to improve the road.

Photo Contest - Tino Brambilla reported that the slideshow being shown was of all the photos submitted to the Photo Contest. A total of 49 photos were received. An Ottawa photographer judged the photos and three photos were selected.

Congratulations to the first place prize (\$100) winner, Marnie Melnyk.

Congratulations to the second place prize (\$75) winner, Don Lenaghan.

Congratulations to the third place prize (\$50) winner, Michael Stephenson.

10. Elections of Officers - The nominating committee consists of the Past and current president, vice president and secretary of the association. During the past year a number of people were approached to gauge their interest.

We are into the second year of the current term. The executive for the following year is:

Past President - Jim Quinn
President - Tino Brambilla
Vice President/Secretary - Phil Burns
Vice President - Steve Garrett
Treasurer - Barb Fletcher

Membership - Elsie Neufeld
Newsletter - Phil Burns
Area Reps - as previous

11. Other Business - A Member asked what is the association's role with regards to variance notices. When we are made aware of a variance request, the nature of the variance determines our response. If water quality or shoreline impact is at risk due to a

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limit being reduced, we may voice our concerns. For example, we try to have the 20 meter setback adhered to. We respect the planning committee's decision, but want to ensure that the committee is aware of our concerns.

Meeting adjourned at 11:30.