

Minutes: 2016 Tea Lake Property Owners Association Annual General Meeting

Saturday, July 18th, 9:30am- 11:30am, Severn Falls Chapel, Severn Falls

(Including the Lavis Lane, Graham Rd, The Spur, Frankland Lane and Elva Lane Rd committees)

President: Paul Killaire Vice President: Andrew Rickert

Secretary: Lyndal Walker Treasurer: Doug Roberts

Minutes

Meeting Proceedings:

In attendance- 27 property owners, including Association Executive- Absent was Doug Roberts- Treasurer

Review of 2015 AGM minutes- any corrections- Motion to accept minutes – no revisions or corrections- Andrew Walker, seconded by Heather Bird

- In memoriam on the lake was Grant McDonald, 52 years of age- family requested donation to the Heart and Stroke Association, Alma Frankland 103 years of age- Doug Roberts to check for family donation request.
- Financial Report-Andrew Rickert reviewed the financials on behalf of Doug Roberts, the association is in a positive position financially-reserve over \$7K. Insurance continues to be large amount paid every year \$1800 a year- expenses included road and liability, water test, Foca fees. Reminder to owners that the Association are members of FOCA and as owners we have the ability to go online and get FOCA sponsored deals, including insurance rates etc. No other expenditures expected this year.
- Secretary Lyndal Walker requested discussion on the dock at the end of the lake near the boat ramp as it is damaged perhaps beyond repair. Ongoing discussion with Township in the past five years on ownership. Need clarification who owns it, send letter to township request clarification and repair or removal of the dock. Motion to vote on the matter of the dock if noted to be the responsibility of the property owners- Ann Marie Buna, seconded by Heather Bird. Vote was conducted and determined for : A letter would be sent to the Township requesting repair or removal of the dock before Spring of 2017. If noted to be the responsibility of the property owners the dock will be removed.

- Regatta August 13th - notice coming out, changes in program- theme- pirates- swimming race-looking for families to participate- canoe, ask for RSVPs. T-shirt. Cost now 8 dollars. Talent Show. On website. Betts location, need volunteers.
- Fireworks- 13th, changes this years- Collect approx. \$1500 taking more donations- Rod wright
- Water and fire pump- 2 donated- thank you to the Collins, McArthur docks, head of the lake. Thank you. Sign going up today.
- County road- Phase 1 completed- Phase 2 start next week. Phase 3 in 2017 to completion.
- Septic update- last inspection 10 years ago- due for another inspection- noted will be scheduled for 2017 based on township feedback. Please note this will occur Fall 2016
- Andrew Rickert-Water testing- positive- water quality- good results- no change. Cottage owners noted conversation with NMR running water quality program including Tea Lake -lack of oxygen in lower parts of the lake water area, optimal to have more.
- Road committee update- Graham Rd- nothing to report, winter road issues with vendor, need to review best approach for 2016/17 winter.
- Cottage owner noted -Rattle snakes issues this summer-most active season in years , a number of reports at the Midland hospital of bites, cottage owners noted citings this summer of rattlesnakes
- Cottage owner (Rod Wright) noted floating wood at the end of the lake area near boat ramp now becoming a safety issue– believed the source is the underwater area from a shed recently taken down at property adjacent to the boat ramp area. Incoming President needs to engage the property owner, then send letter requesting clean up of area.
- Vote conducted for new Tea Lake Property Owners Executive- effective immediately new executive for the two year term;

Vote results:

- President- Don Jackson
- Treasurer- Doug Roberts
- Vice President-Andrew Walker
- Secretary- Heather Bird

Thank you to the previous executive for volunteering and efforts over the past 4 years was conducted by Mike Collins

- Other items: Cottage owner discussed the concern regarding large deck and structure being built on neighboring property. The impact to the shoreline and ecology. Incoming President will make contact with township.
- A lot of weed years- water level and warmth – need go check FOCA reports on issue in lakes in Ontario. Cottage owner -Robin Priestly discussed concern.

Meeting adjourned -Leo Visentin, seconder- Andrew Walker