

Minutes: 2017 Tea Lake Property Owners Association

Annual General Meeting

Saturday, July 15th, 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: Don Jackson
Secretary: Heather Bird

Vice President: Andrew Walker
Treasurer: Doug Roberts

Minutes

Meeting Proceedings:

IN ATTENDANCE - 30 property owners, including Association Executive. Meeting opened at 9:35 a.m.

REVIEW of 2016 AGM minutes and vote to accept. Motion to accept minutes – no revisions or corrections- John Robbins moved, seconded by Paul Killaire, accepted.

IN MEMORIAM on the lake was Rose McGown Brown who passed away in early June. We will check with the family and make a donation in a charity of their choice.

FINANCIAL REPORT – Doug Roberts reviewed the financials. The association is in a positive position financially - reserve over \$6K. Mike Collins asked the purpose of keeping a high balance and the answer was that it serves as a contingency fee. Motion to accept finances moved by Anne Marie Buna and seconded by Lyndal Walker. Passed.

ROAD UPDATE by Doug Roberts. There is going to be a full road closure for six to seven weeks where we will have to access our properties through Coldwater. Both Georgian Bay and Simcoe counties are involved. Further work may be needed on the roads once they begin to settle. Don Jackson advised the Counties will be holding public meetings on the roadwork.

REGATTA update – Robin Priestly advised the Regatta is going ahead on August 12th and the new owners of the regular property are open to hosting. IF it is raining very hard that day, we will do it the next day. An email will be sent out shortly. No dogs allowed this year as the new owner has a fear of dogs. Will be doing t-shirts, a canoe race, a treasure hunt and it will be lots of fun.

FIREWORKS – Rod Wright advises the fireworks will tie into the regatta around 9:30 p.m. Will be at the north end of the lake by Priestly Island. Rod is looking for donations of \$30 - \$50. Donations are off-target from previous years. If it rains a little bit, we will do it but will not if there is thunder and/or lightning.

INSURANCE – Andrew Walker updates – there is a \$100 increase for the regatta and a \$50 increase for the fire pumps. There is an increase as well for the fireworks. There is some question as to whether the insurance cost should be included in the firework fees next years. The association has to decide if we want to take responsibility for marking our rocks and shoals. We get a \$60 insurance rebate if we don't mark the rocks. This means there is a \$90 increase in this year's insurance. No motion on the floor as this was an update only.

ROAD COMMITTEES – Franklin Lane – no update as there was no representative in attendance; Lavis Lane – Robin Priestly states there are some pothole issues due to rain but we are keeping up with them; Graham Road, Don Jackson filled in for Andrew Rickert, who advises things are good on Graham despite a couple of potholes.

DOCK ON THE END OF THE LAKE – Don Jackson – He states the dock does not belong to the Township. It is still under investigation as to who installed it. The board thinking is that we don't want to assume liability for it. It is covered under our insurance. If we fail to maintain, the association could be liable. Our options – 1) try to establish ownership/responsibility; 2) we don't get a firm answer, return to insurance company and say it is not our problem and we won't insure; 3) Go back to township and say we don't accept responsibility. Debate about whether or not we need a legal opinion on whether we need the dock or if we are empowered to remove it. Robin Priestly asks if we are responsible for maintaining the ramp. Don Jackson to press next week to find out who has ownership responsibility. Jim Robbins made a motion for a straw vote on who wanted the dock removed if it was within our power. 30 properties represented and 17 voted for removal.

SEPTIC update – Don Jackson advises that every 10 years the Township has a responsibility to do an inspection. They went through a random inspection on our lake last fall. There was one issue discovered and is presently outstanding – they don't tell us who. Will be done again in 10 years.

WATER QUALITY UPDATE – Doug Roberts – The lake tested the same as always. At 100 they close beaches and our lake tests at less than 10 (sometimes slightly above) and has tested there for three years. We do it once a year and it costs \$135. We are presently looking for a new lab.

FIRE PUMPS – Doug Roberts – The map on the website shows where the fire pumps are. On Mike Collins dock and there is one on the entrance to the east arm, marked Tea Lake fire pump.

TRICKLE repair – Doug Roberts – We had to hire someone to repair some beams on the dock and it cost \$600. As well, some bumper needs to be replaced. Robin Priestly made the motion to get proper bumpers, seconded by Christina Collins to a maximum cost of \$500. Motion carried. Water level in trickle was discussed, Mike Collins had spoken to the head of the Trent Severn. Our water is low but on the low side of normal. Collins called and told them they were creating a safety issue in the trickle with the low water. The hope is that the water will rise when flooding recedes in other parts of the province.

WEEDS in the LAKE – Rod Wright stated we have a lot of weeds and was told by MNR it was because of low water levels allowing sunlight to get down deep and have the weeds take hold. They discourage us from clearing weeds because it is expensive and disrupts the fish habitat. A motion was brought forward by Tony Sorsac and seconded by Anne Marie Buna to create a Stewardship of the Lake committee. The motion was approved by a show of hands. Tony Sorsac, Anne Marie Buna and Pat Naughton have all joined the committee.

MEMBER STATEMENTS:

PAT NAUGHTON – There is bear activity on the lake. Bear also seen by Heather Bird and Fred Graham.

PAT NAUGHTON – Feels there is a lack of transparency on how the executive operates.

ROD WRIGHT – Wants the website to be secure.

MOTION TO CLOSE – moved by Sue Roberts and seconded by Lyndal Walker.