

MINUTES: 2018 Tea Lake Property Owners Association

Annual General Meeting

Saturday July 21 – 9:30 a.m. – Severn Falls Chapel, Seven Falls (including the Lavis Lane, Graham Rd, The Spur, Frankland Lane and Elva Lane Rd road committees)

President: Don Jackson
Secretary: Heather Bird

Vice President: Andrew Walker
Treasurer: Doug Roberts

MINUTES

Meeting Proceedings:

In Attendance: 36 properties represented, including Association Executive. Quorum established.
Meeting opened at 9:37 a.m.

OPENING REMARKS: President Don Jackson – made opening remarks, said we expected the Mayor would be coming and will address him when he arrives. Key issue is the campers on the unoccupied arm.

REVIEW of 2017 AGM minutes and vote to accept – Doug Roberts – no comments on last year's minutes. Jim Norwood asked about the dock at the end of the lake. Doug explained as per vote last year dock was removed. Robin Priestly moved to accept the minutes, seconded by Linda Jackson. Passed.

MEMORIALS: Doug Roberts reviewed the Memorials from last year. John O'Hara from Franklin Rd passed, as did Don and June Whittley of Graham Rd. pass since the last meeting.

FINANCIAL REPORT: Doug Roberts reviewed the financials. Bank balance is \$5919. Going forward we expect road committees contribution and we will pay FOCA and insurance. We should have a working balance of \$6700 for the next year. Anne Marie Buna asked if we have enough money in the kitty. Donna Nicholls made motion to accept; Murray McArthur seconded. Financial statement accepted and passed.

ROAD CONSTRUCTION UPDATE AND BOAT LAUNCH: Don Jackson gave us an update. Roadway has to be set to new provincial standards, has to be wider and improve sightlines. That impacts driveways and angles – particularly the boat launch. The angle of the approach to the boat launch was a 17% change from the road and they have managed to get it down to 14%. We have asked for a hard surface in order to get better traction on the ramp. Aecon has agreed to put this on the ramp when they finish in the fall and the executive will follow up on that. Company also agreed to adjust the angle of the ramp leading to the water to a 45 degree pitch. What is there now is likely what is going to be the final product. Julie Whittley, who was involved in a boating accident on the lake on the July long weekend, says emergency services would not put their boat in on that ramp after the incident on the long weekend. Don Jackson says we have to address it with the emergency authorities. It is a private ramp that was put in there by

the cottagers. President Jackson pledged to raise the issue of emergency access with the township. We will also take up the issue of a speed limit between Big Chute and Graham Rd. We have more cyclists, runners and walkers now that the road is more accessible. IF the upgrade is not workable, the executive will take another look at it. Craig South wanted to know if there are any environmental issues with the work and Don Jackson says the construction companies need special permits to go into the water.

REGATTA and FIREWORKS: Robin Priestly said regatta is August 11, 2018. Tea Lake Cottages will host and there is no rain date. We are going to do t-shirts, swimming races and boat races. Make sure your email is updated. Rod Wright not present today and Robin will accept the \$30. E-transfer to robin@priestly.ca will also work. Jim Norwood said the parking lot will probably not be available for parking. Folks might have to walk or find another place to park.

ROAD COMMITTEE updates: Lavis Lane has the camper issue; no issues with Graham or Elva/Franklin.

DOCK AT HEAD OF THE LAKE: Don Jackson spoke to it. The dock was posing a problem for insurance purposes. That meant we had to keep it maintained and possibly would not be covered by the insurance company if there was a liability claim. We voted last year to have it removed if it was our property. We searched through township and county and it turned out we owned it. As per the vote, the dock was removed. Doug Roberts hired contractors who pulled it out ahead of our insurance policy renewal. Dock is out and we will not be replacing it. Craig South has noticed a few times going past that people are parking along the bottom of the boat ramp. Can something be done about the parking? Not really an issue so far as one of the two cars was stuck there and the other was a first-time visitor to the lake who moved his car when asked. Discussion about whether we should put some trees at the head of the lake to discourage parking and visitors. Anne Marie Buna asked if the construction company is going to replace the trees they took down. Craig South said he had trees available in planters and just needed some muscle to plant the trees. Don Jackson said planting trees would be a good screen and sound barrier for the folks near the head of the lake.

WATER QUALITY UPDATE: Doug Roberts asked for a volunteer to take over the water sampling in August. It's a question of collecting 10 samples and drop the 10 bottles off at the store. Did not do the test last year as our lab went out of business. Julie Whittley said she would do it.

BYLAW UPDATES: Don Jackson said no one wants excessive amounts of bylaws. We are in discussions with the township on a number of issues. Some matters are not covered by bylaws. Two other municipalities have been much more proactive about updating bylaws – Muskoka and Georgian. Township staff asked us to request a bylaw review. Katie Mandeville asked our association to ask council to review bylaws. Council agreed to review bylaws and we are waiting for their response as to whether the existing bylaws are adequate to cover new structures on the lake. Existing structures are grandfathered.

AQUATIC INVASIVE SPECIES update: Don Jackson said weed level goes up when water level goes down. However, there could be environmental factors that haven't been considered. We applied for a grant through FOCA and received the grant money. We will have the testing done on the lake in August with results in September. The grant folks are sending a biologist to our lake and will give us their report in

September. Pat McNaughton advised that she found a zebra mussel in the lake. Don Jackson thanked her for the work on the algae bloom a few years back. We will be asking the weed specialist about zebra mussels as well.

WELL WATER SURVEY: Heather Bird – Reminded cottagers who are on well water to complete the survey and that results will be released when we receive them.

BOAT PORT marina: Don Jackson said this matter will be deferred as the cottager who raised it was not in attendance. It can go to a special meeting or a newsletter. This led to a discussion about the mailing list and whether it should be provided to the township. There did not appear to be agreement on whether our emails should be provided to the town. Don Jackson suggested we find out who doesn't want to be on the list and create a separate one for the township. This will be a job for the new secretary.

LAKE ETIQUETTE: Don Jackson said our adjacent townships have adopted some bylaws which will interfere with life on the lake. Muskoka has light pollution bylaws which includes 24/7 solar lighting, Georgian has a noise bylaw that prohibits noise at any time. He urged cottagers to consider basic courtesies in the areas of noise, parties and lights. If you think it would bother you, then it likely will bother your neighbors. As per lights, particularly solar lights, Don reminds all cottagers that we all want to see the stars so no need to have a lot of lights on. Pat McNaughton says leaf blowers in particular have a deleterious effect on the wildlife. Everything we do impacts the local creatures.

WATER LEVEL of LAKE: Don Jackson briefly addressed this but as Stu McGill was not able to attend the meeting, the topic will be explored at a future meeting. The lake level changes as Hydro stockpiles water upriver before it flows to us. This has altered the levels in the past two years.

FIRE and CAMPER update: Don Jackson addressed this. The unoccupied arm is Crown land – partly federal and partly provincial. Campers have been there for years. We have had two fires in three years. It is a serious situation and we cannot seem to get control of it. Have gone through MNR and local politicians. We learned things the Township didn't know. We cannot prevent camping on Crown land. But the Township can impose fire bans on Crown land. We have asked the Township to impose a permanent fire ban on Crown land. The Township acknowledges it has the power to do it but won't do it for economic reasons. Don proposes we go back to the Township and ask again for the permanent fire ban. He suggests that we go back with a proposal that we will monitor the campers ourselves if we get the permanent fire ban. He is suggesting we all pay a small amount of money and hire someone to monitor it for us. Don asked for direction from the group on how to proceed. Doug White wanted to know if there is authority to access the area on a private road. Despite the total ban on fires, Mike Collins and Jim Norwood went down last weekend and there were open fires. Don Jackson says there is a tip line to call at MNR. MNR says we can put signage up at the campsites. Don had a sample sign which we could post and he circulated it through the room. We could need a legal opinion on the sign before it was posted to be certain that the association is not attracting any liability. We are not going to wait to get permission to post the signs. We are going to post along the roadway. It was suggested that we go ahead and pitch tents there so it looks like the site is already taken. We are going to continue to push it with the Township. Andrew Walker says we have to arrange for monitoring and enforcement to

follow up with the permanent fire ban. Don says it is a long-term commitment. The bottom line is that we are looking at early detection. We have to catch a fire as it starts to burn. Robin Priestly made a motion to have the eight signs made but was not seconded at that point in the discussion. Karen Blakely asked about monitoring and the issue of confrontation with the campers. Don Jackson says we are not encouraging confrontation with any campers. There was also a discussion about the assumption of liability if we undertake to monitor the fires. Mr. Graham was the volunteer fire warden for five years in the late 80s and 90s. He didn't report any fires but got an award nonetheless. This ban also encompasses fireworks so it may impact our regatta.

MOTION ONE: Authority for the executive to continue to seek a permanent fire ban. Moved by Christina Collins, seconded by Robin Priestly. Motion carried.

MOTION TWO: Authority to post the signage. Moved by Donna Nichols, seconded by Christina Collins. Motion carried.

ELECTION:

Doug Roberts indicated a desire to continue as treasurer and there were no challengers. Unanimously accepted as treasurer.

Christina Collins nominated Robin Priestly for secretary, seconded by Linda Jackson. Acclaimed as secretary.

Glen Grunwald nominated Don Jackson for vice-president, seconded by Murray McArthur. Acclaimed as vice-president.

Robin Priestly nominated Mike Collins (who was not in attendance) for president and it was seconded by Craig South. Acclaimed as president.

MEMBER STATEMENTS:

FACEBOOK PAGE: Show of hands indicated that a Facebook page for Tea Lake cottage owners to stay in touch would be a good idea. Heather Bird agreed to set up the page as a final secretary duty.

BEAR SIGHTINGS: Dana Nicholls said 3984 Graham Road had a bear running around its property last week. Also, the road work has forced the rattlesnakes to migrate towards the cottages. Doug Roberts had one.

MOTION to close:

Dana Nicholls, seconded by Glen Grunwald. Meeting closed at 11:37.

