

**Tea Lake Property Owners Association  
Annual General Meeting Minutes  
July 20, 2019  
9:30am – 11:00am**

**ATTENDEES**

**Michael Collins - President**

**Mark McGee – Vice President**

**Doug Roberts – Treasurer**

**Robin Priestly - Secretary**

**Guests – Mayor Mike Burkett and Deputy Mayor Jane Dunlop from Severn Township**

**MEETING PROCEEDING:**

- Saturday July 20, 2019 – 9:30 a.m. – Severn Falls Chapel, Seven Falls (including the Lavis Lane, Graham Rd, The Spur, Frankland Lane and Elva Lane road committees)
- In Attendance: 39 properties represented, including Association Executive. Quorum established. Michael Collins opened the meeting at 9:37 a.m.

**OPENING REMARKS**

- Michael Collins introduced Mayor Mike Burkett, who in turn introduced Deputy Mayor Jane Dunlop. They addressed association member questions and provided some information surrounding the current fire ban in place for the crown land area in the Right arm of Tea Lake.
  - The Township's mandate is not to fight forest fires. That is the jurisdiction and responsibility of the Ministry of Natural Resources (MNR). The Township struggles to keep and retain volunteers for their fire department (there are 4 fire houses spread out in the township) and there is a lot of area to cover.
  - If a forest /wild fire is reported to the Township Fire department, they notify the MNR immediately. Technically the Township is only responsible for a certain distance from a road and then the MNR takes over.
  - The Township is still working on what to put on the signs and ensuring there is no legal liability assumed. The 6 Signs will be posted in the following areas at the end of Alva Lane, at the beginning and end of Lavis Lane, at the public boat ramp, at the catwalk and the Municipal Lot. This will be coordinated by Derek Burke, head of public works at the township.
  - The fire ban is in place until Dec 2019. The Mayor feels that if the Township resources are not exhausted trying to police the fire ban, it will be renewed. The Fire Chief will make a report that will be available to the public whether he feels the ban will stay in place.
  - There is still clarification around if this a total fire ban, can campers use cook stoves? Can they have open fires of a certain size? None of this is in the report and the Mayor agreed to find clarification around this.
  - Currently there 6 signs that our association has put up around the camping areas that have a picture of a fire and a red circle with a line through it, Doug Roberts showed an example.
  - Anne Marie Buna talked about cottagers and property owners being more aware of the size of their fires. Who do we call if there is a fire to report?
  - Parking of campers at the end of Lavis Lane - it was agreed this is a road committee issue to be discussed.
- **EMERGENCY CALL – 911 or Orillia Fire Dispatch 705-325-5201**

### **MEETING MINUTES 10:03am:**

President Michael Collins – made opening remarks, introduced the executive, Doug Roberts as Treasurer, Robin Priestly as Secretary and Mark McGee who has agreed to replace Don Jackson as Vice President for the remainder of the term and also Stu McGill our head of our Lake Stewardship Committee.

**REVIEW of 2018 AGM MINUTES:** Michael Collins – no comments on last year’s minutes. Vic Priestly moved to accept the minutes, seconded by Heather Bird. Passed.

**MEMORIALS:** No memorials from owners of the lake but Michael Collins did mention the passing of Don Lavis who was the son-in-law of Don Moorehouse, one of the first cottagers on the lake. Don led the charge to build the west side road, which was later renamed Lavis Lane in recognition of his efforts.

**FINANCIAL REPORT:** Doug Roberts reviewed the financials of the association. Bank balance is \$5390.00 with two unusual expenses for dock removal in 2018 and campsite site signs voted on at last year’s meeting.

- Anne-Marie Buna moved to accept the 2019 Financial Statement, seconded by Heather Bird. Passed.
- Doug brought up the issue of our Association dues which are \$30 per property, \$15 for Insurance and \$15 for Association work. This amount is barely covering our costs and have not been increased in years.
- Vic Priestly moved to increase the Annual dues by a total of \$10, \$5 for insurance costs and \$5 for Association work, seconded by Murray McArthur. Passed. This increase to \$40 a property will apply to next year’s dues.

### **BY-LAW AMENDMENT: Article 3 – Membership and Fees**

Amend the bylaw Article 3; subsection ii) to “Annual membership fee will be paid to the road committee yearly. Review annually if necessary or on an as needed basis. No individual may be entitled to any privileges of membership or to vote if the membership fee for their property is unpaid.”

- Cathi Berge moved to amend By-Law Article 3, subsection ii), seconded by Chris Robbins. Passed.

### **RATTLESNAKES: Mike Collins**

Rattlesnake bite on Alva Lane in the garage, individual is ok but suffered multiple bites. Young snakes do not regulate their venom and therefore will strike repeatedly. Mike wanted to mention this to create awareness when walking around as we are in their territory. Also a reminder it is illegal to kill them

- **ACTION:** Robin to circulate the article about rattlesnake from FOCA website.

**UPPER BIG CHUTE ROAD UPDATE:** Doug Roberts has been told by Greg McGrath who is in charge of the road upgrades, that the delay to finish the road is because of difficulties to expropriate the land to finish the last piece near Severn Falls. Expected time-line is to do prep work this Fall, work in Spring 2020 and finish by Summer 2020. The road/bridge near Big Chute has not been done, not sure who owns the road? Hydro, Parks Canada? What Township?

**DEFIBRILLATORS:** Robin Priestly discussed the idea of making the location of defibrillators known around the lake. Wasn’t sure if anyone was interested in sharing information that they had a defibrillator at their cottage. The Association will *not* be purchasing defibrillators, but may consider covering the fee of recharging them if they are used. If anyone on the lake is interested in purchasing a defibrillator for their cottage please contact Robin Priestly.

**2019 REGATTA and FIREWORKS:** Robin Priestly regatta is Saturday August 10, 2019 from 8:30am to 2pm. Tea Lake Cottages will host and the rain date is Aug 11, 2019. We are going to do t-shirts, swimming races and boat races. Make sure your email is updated. Fireworks are being performed by Fred McMullen from Lost Channel, \$1,650.00 was collected last year and kept when the fireworks were cancelled because the company didn't show up.

**ROAD COMMITTEE UPDATES:** No Issues to report

**LAKE STEWARDSHIP: Stu McGill**

- **Water Quality:** Doug Roberts reported that Julie Whitley did the testing in September 2018, results are posted on the Tea Lake Property owner's website <http://www.tealakecottageowners.com>. Testing was done by Aquatic & Environmental Laboratory in Barrie. The results are consistent with previous years, 10 areas of the lake were sampled, all readings were 10cfu/100 ml and one reading came back at 20cfu/100ml. Overall Tea Lake water quality is good. A big thanks goes out to Julie Whitley who has agreed to do the water testing again for 2019.
- **Invasive Species:** On July 27, 2018 a study of native species and invasive species was conducted by the FOCA Invasive Species program. The questionnaire and full report is posted on our website under Water management <http://www.tealakecottageowners.com>. The report is very informative and talks about the areas where they found Eurasian Milfoil which is an invasive species that looks like normal seaweed. There are also tips in the report about how to mitigate the spread of the invasive species. The association has been contacted by Severn Sound Environmental Association, who help property owners with solutions on how to mitigate weeds. Stu was given three options a) a mechanical harvester to harvest the weeds, b) a herbicide that could potentially kill everything in the lake and c) just don't use motor boat. Apparently other lakes are introducing milfoil weevils to help kill off the invasive plant. The association recommends property owners read the report before doing anything that may make the situation worse.
- **Water Levels:** Stu McGill and Michael Collins visited SRAPO president, Rob Seale & their water VP Greg Coy to talk about current and historical water levels of the river. Tea Lake is not considered part of the Trent Severn Waterway, we want to partner with the SRAPO to approach Parks Canada. Both our association and SRAPO are trying to get data to measure what the water levels and flow have been over the years. SRAPO concern is more based on dangerous flow & levels during the spring, having access to this data might also help prove our association's concern about reduced water levels, post spring run-off. Our position is that our new summer norm is lower than historical, even if it's inside the Parks Canada "normal" range. The executive would like to support SRAPO by passing a resolution to send a letter from Tea Lake Association to Parks Canada to release to the public regular/historic data on flow and water levels along the Severn River. Other Associations along the Severn are being asked to do the same resolution SRAPO, Sparrow.
  - **Resolution:** "Recognizing the critical importance to public safety, the Severn River Association of Property Owners is requesting that Parks Canada release to the public regular data on the flow of water in cubic metres per second and the level of water in metres above sea level at the following locations along the Severn River Watershed: Washago Dams, Swift Rapids and Big Chute.
- Doug Arthrell moved to pass and send the above resolution and Fred Graham seconded, Passed:

**NEW PROPERTY OWNERS WELCOME PACKAGE:** Robin Priestly presented a Welcome package that is meant for all property owners and new comers to the lake. It has basic information our Association, a listing of local hot spots and restaurants and information about the Township. This will be posted on the website and will be updated every year. Robin will also send an electronic format out to all current property owners. If you have any suggestions to add to the package please contact Robin Priestly, [robin@priestly.ca](mailto:robin@priestly.ca)

**HISTORY OF TEA LAKE:** Stu McGill would like to know if anyone is interested in helping put together a coffee table style book about the history of Tea Lake. Robin Priestly will send out an email with a template of the type of information we are looking for to create the book. After the meeting Jessie Shragg and Anne Marie Buna both agreed to be on the book committee with Stu McGill. We encourage everyone to participate in this effort by contributing their stories, anecdotes and photos from past and present.

**LIGHT POLLUTION:** Robin circulated an information sheet around the subject of too much lighting around the lake. It is about being respectful with the direction of the light source, using solar lights, and respecting the beautiful environment around us. Stu McGill made brief statement around how fireworks are not good for the environment, not when they are set off and not how they are made and how they can affect the lake environment.

**MEETING CLOSE:** Vic Priestly moved to close the meeting, seconded by Cathi Berg, passed. Meeting closed at 11:09am.