

Steenburg Lake Community Association

56th Annual General Meeting

Sunday, August 3, 2014

Meeting called to order: 10:00 a.m.

President's Welcome:

Anthony Genovese thanked everyone for taking the time to leave their cottages on this beautiful summer day, and promised to try to get everyone out and back to the lake as quickly as possible.

Thanks to Jackie Rudd and the rest of the volunteers for preparing and providing the refreshments, fresh fruits and treats including some delicious home baked goods.

Anthony passed the floor to David Golem – Municipal Affairs Director, to introduce one of the main topics for discussion on our agenda, and our guest speaker.

Dave Golem:

- Gave a brief history and description of the McGeachie property including the developing conservation area as well as the 150 year old historically significant Conley-Drinkwater cottage on that property
- The property was donated by the McGeachie family to the Crowe Valley Conservation Authority (CVCA) in 1994 so that this land, the wildlife, forests, wetlands and the historical cabin can be enjoyed by the public and preserved for perpetuity
- The CVCA, like most conservation authorities across the province, have been facing very difficult financial times in the wake of cutbacks to provincial funding. There was a very real risk in the past year that the CVCA could have eventually been amalgamated with the Quinte Conservation Authority, and these pressures could perhaps lead one day to the eventual sale and disposal of the McGeachie property. Given that this land amounts to over 498 acres of prime first-growth forests and wetlands, there is a real risk that it may someday fall prey to some form of development or commercial exploitation. This could have a huge impact on Steenburg Lake and the surrounding area as the lake flows north through this property to Limerick Lake
- Introduced our guest speaker

Guest Speaker: Stuart Murray - President of the Hastings Prince Edward Land Trust (HPELT)

- Stuart thanked the SLCA for the opportunity to come and speak to us today
- The HPELT is an incorporated and registered charity charged with preserving significant heritage areas within Hastings and Prince Edward Counties. They are a member of the Ontario Land Trust Alliance.
- They currently manage some 100 acres in Tudor Cashel Township (namely the Long Acre Nature Reserve) as well as 490 acres in Prince Edward County which include an old family farm property down on the shores of Lake Ontario
- The HPELT has limited resources, but it does have an endowment fund of approximately \$100,000 as well as an operating budget that allows them to perform their day to day work in managing these properties.
- Donations to the HPELT are eligible for an income tax receipt.
- They are always looking for new members and volunteers to help in the many facets of their work.
- They intend to operate in perpetuity, but if anything should happen to force them to wind up their operations, they are bound by law to transfer ownership of all lands to a similar non-profit organization for the continued conservation of the lands.
- The HPELT already has experience in managing buildings like the cottage on the McGeachie property, and any revenue that could continue to be generated by the rental of that building would be directed back into the maintenance of the building and the property.
- There have already been positive discussions with the CVCA regarding the transfer of the McGeachie property
- The HPELT email is: info@hpelt.org

Dave Golem was pleased to announce that there has been a pledge from an anonymous donor, who is willing to match funds generated by SCLA and other contributors up to a total of \$10,000 from his resources, so bringing the total potential to \$20,000, which would assist in coming years to carry out a few of the upgrades to the cottage, and probably also pay for some promotion so that the cottage is rented more frequently.

Ensuing Questions and Answers:

Gord Schad pointed out that Bass Creek flows through the McGeachie property and that in recent years, the CVCA have been slow to respond to rising water levels on the lake brought on by the repeated formation of beaver dams. Who would be responsible for removing such beaver dams in the future if the HPELT were to take ownership and control of the land?

Start Murray stated that the HPELT and its volunteers would be willing to address such events as they occurred and were required.

Dave Golem added that the CVCA would still have the mandate and responsibility to ensure that water levels within the watershed were controlled, even if a beaver dam occurred on privately owned land.

Anthony Genovese thanked our guest speaker for his presentation and for taking the time on a long weekend to come and speak to us, and asked that he avail himself to a piece of Steenburg Lake merchandise in appreciation for his time and efforts.

(There was a brief recess to allow everyone a chance to load up on fresh coffee and treats before getting into the body of our meeting.)

Meeting Resumed

Motion to accept the minutes from 2013 Annual Meeting: 1st Gord Schad 2nd Ron Pollard

Motion carried.

Reports:

President: Anthony Genovese

- Update on the issue of year round maintenance for the South Road. This has not been resolved – more on this later in the meeting.
- There is currently no logging taking place in areas off the South Road.
- Up until the spring of this year, the CVCA was very close to embarking on a path that would most likely have led to amalgamation with the Quinte Conservation Authority, and the future of the McGeachie property would have been uncertain.
- The SLCA successfully persuaded Limerick Township to defer the closure of the North Road for the replacement of a bridge, until September 2, after the busy summer cottage months.
- Limerick Township is looking for funding to erect a new sign at the public beach.
- Anthony pointed out that the SLCA is only as strong as the members who volunteer their time, and we have a number of positions opening up this year. Having said this, we'd like to thank the following members who have served the SLCA faithfully for several years:

Dave Langman – Lake Stewardship

Erika Langman – Newsletter

Rick Burke – Vice President as well as buoy markers and past Lake Steward

Dave Golem – Municipal Affairs as well as past President

Vice President: Pat Stallaert

- Last year we reported that a demolition permit had been obtained for the removal of the abandoned boat house in Adam's Bay. Unfortunately, because of the deteriorating condition of that structure, the SLCA decided that we neither have the equipment nor the

expertise to proceed with the removal safely without putting boaters or volunteers at risk. It was resolved that we will continue to monitor the condition of this structure while nature takes its course.

In the meantime, we would like to remind everyone that this is a dangerous and unstable structure full of sharp metal objects and rusty nails. Just the kind of thing to attract young curious explorers, so please stay clear of it, and remind your children and friends to do the same.

- As previously mentioned, the CVCA came very close to transferring all its operations to the Quinte Conservation Authority in the form of a Service Agreement. After careful review of what little thought went into this proposal, the SLCA along with many others, spoke out against this proposal and the motion was eventually defeated. Some Directors, not satisfied with that outcome, tried to resurrect the proposal, but it eventually died and was finally rejected.
- Through discussions with the CVCA, we have learned that they plan on holding a meeting with Lake Associations in the watershed, and this meeting is tentatively scheduled for mid-September. The SLCA has strongly urged the CVCA to formally recognize the value and input that our collective Lake Associations can offer, and form a standing advisory committee to the CVCA. We will report back on this matter as it unfolds and we learn more.

Social: Donna Cochrane

- Fireworks night was a great success. The weather cooperated beautifully, and many people attended both on land and in boats on the water. A \$25 contribution from each family was requested to help fund the event. Because of poor contributions, we will be collecting these fees in advance of the event.
- The Regatta was also well attended by approximately 100 people, and there was plenty of great food and fun to go 'round.
- The Have-a-dock Jamboree did not take place this year because of scheduling problems with the band.
- Movie nights have been discontinued because of licensing issues.
- The Family Day Ice Fishing Derby was again well attended (other than by the fish...).
- We still need some volunteers to help run some of these and other events so please contact us if you can help.
- The Township of Limerick is offering a ladies aqua fit program at the public beach on Mondays and Thursday from 6 to 7 pm. It's free and a lot of fun...
- The Fun Run will be August 9th. Please contact Wendy Butler to sign up.

Membership: Marlene Pollard

- Our current paid membership stands at 168, 45 members have signed in so quorum is achieved for this meeting.
- Thank you to all the canvassers for a great job getting out to everyone.
- Last year's Photo Contest winners were:
 - Keith Fletcher – Landscape
 - Nate Anderson – Youth
 - Dave Anderson – Life at the Cottage
 - Glenda Brown - Nature
 - Dean Butler – Action
- This year's contest is again open to all members and their families. The winning photos will again be included in the fall edition of the Shoreline News.

Treasurer: Dave McDonald

- Our financial situation continues to be strong as we have had a good profit for the last several years
- We currently have a cash balance of \$3054 (including our PayPal account)
- There is \$29,418 in investments, comprised of six GICs held at the Scotiabank branch in Bancroft with varying rates and maturity dates, most paying a rate of about 2%. Maturity dates range from October 2014 to March 2019.
- We have recently begun diversifying our investment holdings. We have invested in some new investment offerings available through Scotiabank. One is a laddered GIC in which 20% of the principal can be redeemed each year on the anniversary of the investment date, five-year product. The other is an equity GIC – the principal is guaranteed, the return is dependent on the stock market; pays a minimum of 0.75%, could be more depending on stock market.
- The redemption feature on the laddered GIC, plus our attempts to stagger the maturity of our investments, should help make cash available at convenient times should an unexpected and/or urgent need arise.
- There is prepaid insurance payment of \$1158 – insurance paid this year applies to the next fiscal year. We had an inventory of merchandise of \$1046 – value as at end of last year. The actual amount will be adjusted at the end of this month.
- Our restricted reserve remains at \$20,000. Our unrestricted reserve is \$14,676
- Our profit to date this year is \$1,389. Normally we would have a loss at this point in the year due to most revenue coming in during the month of August. However the profit was lower than usual last year because of late deposits – merchandise deposits not in bank before fiscal year end, and membership fees that were late being collected. Therefore our profit for 2013-2014 is expected to be higher than usual. At this point, I estimate we should be in net income between \$3500 and \$4000, all things being similar to prior years' experience. The biggest variable at this point is merchandise sales and profits – hard to predict at this point.

- Expenses are all in line with previous years, we continue to do our best to contain expenses where possible. Also, advertising income is down somewhat from previous years.

Municipal Affairs: Dave Golem

- Bridge will be replaced near Mowat Lane. Road will be closed from September 2nd for approximately 2 to 3 weeks. New bridge will be to modern highway standards and should last another 70 years.
- Limerick Lake Estates:
 - 118 lots approved to date
 - Approximately 30 more lots likely to be approved
 - There were a number of issues with the development and it has taken many years to settle and address these. Hopefully the same issues never arise on Steenburg Lake.
- This is an election year – at least 3 members of council will not be running again. I encourage all of you to get involved in your municipal government, but as a minimum, you should at least vote.
- Shoreline road allowance (first 66' above high water mark) have been available for sale in Limerick Township for quite some time. There are a number of different reasons and benefits to purchasing this land. For example, if any part of your cottage falls within this road allowance, and you do not hold title of it, a bank may not grant a mortgage on property should you decide to sell it. You also don't have control over that strip of land between your cottage and the lake.
- The cost of the land is relatively small though there are legal fees which may include a new survey. Tudor and Cashel are also now open to selling these lands to cottage owners. Process begins with the filing of an application.

Anthony Genovese added:

- There can be several reasons for and against purchasing the shoreline road allowance. If you have questions about the tax implications of such a decision, best to contact Ron Pettefer of the Bancroft MPAC office.
- Regarding the upcoming municipal elections, there have only been two candidates to officially register in the Township of Tudor and Cashel to date. You can go to www.voterlookup.ca to confirm that all eligible voters on your cottage property are registered to vote. If you find someone has been left off, contact your municipal office ASAP.

Merchandise: Dean Butler

- Thank you for your support of the SLCA merchandise
- Sales are up this year.
- Merchandise remains an important part of the SLCA's fund raising program.

Lake Stewardship: Dave Langman

- The SLCA performs three tests for lake water quality:
 - Clarity
 - Total Suspended Phosphorus
 - Zebra Mussels
- The first two of these are done every year during the May long weekend. Zebra mussel testing was not performed this year but will be reviewed on an annual basis
- Readings have not changed significantly over the years.
- Most of the phosphorus in the lake comes from the decomposition of vegetation that lands in the water. High phosphorus levels give rise to aquatic weeds and algae blooms. The best ways to combat this is to maintain a natural vegetation barrier along the shoreline to minimize run-off, keeping or getting your septic system in top operating condition, and to avoid using products like detergents and fertilizers that contain phosphorous (though modern forms of these products have had their phosphorous largely removed).
- Another major impact on the lake is 2-stroke motors, particularly older ones. They are noisier, less fuel-efficient, and deposit oil directly into the water. Four-strokes are the way to go and 2-strokes should be phased out.
Patrice Simmons: recommended that we all thank Dave Langman for his knowledge and dedicated job.

Newsletter: Dave Langman (for Erika Langman)

- Erika did a great job, but we need to find a new editor

Old Business: Anthony Genovese

- The South Road discussions started in the fall of 2011. Although we were able to convince both townships to resume meetings and discussions at a specially formed joint advisory committee, the motion to extend any support for the year-round maintenance of the South Road was eventually rejected by both township councils. Our efforts did reveal that there are several significant impairments to the effective management of this road which both townships were already aware of through their common solicitors before agreeing to open discussions on the matter. In fact, both townships were advised by their solicitor that they should work out the details and agreements to resolve the issues that surround the management of this road, which the townships to date have not done. These include the fact that this is considered a boundary road and as such must be managed by mutual agreement between both townships. There are also questions of ownership over certain sections of the road including some land owned by the logging company, J. M. Longyear. At this juncture in time, the only likely resolution might be to apply to the Minister of Municipal Affairs to have affected properties along the South Road annexed to one or the other township to ensure that land owners along this road are given fair and reasonable representation.

- We need more people voicing their thoughts and opinions on the road to their respective municipal councils. August council meetings are this week, Tuesday August 5th: 1:00 pm at the municipal offices on Weslemkoon Lake Road for Tudor and Cashel, and 7:00 for Limerick in this very room of the Limerick Community Centre.
- Thank you to the families that work to get the South Road plowed, and to collect funds to keep that happening as best as possible.
- Comments from the floor echoed that taxes in these townships are too high, and going higher still.
- **The McGeachie property:** Anthony proposed a motion.
Motion: That the SLCA create a budgetary fund of up to \$2500 for the purpose of enabling the transfer of the McGeachie property from the Crowe Valley Conservation Authority, to the Hastings Prince Edward Land Trust. The SLCA Executive will be charged with managing this fund but no moneys will be paid out until the transfer of land is assured.

1st by Bruce George
 2nd by Chris Langman

Discussion:

- **Dave Golem** stated that there has been a pledge from an anonymous donor to match SLCA contributions towards this cause, dollar for dollar, up to a maximum of \$10000.
- **Gord Schad** said that we should seek clarification on who will have responsibility for clearing beaver dams on the property that causes lake levels to rise to unacceptable levels.
- **Stuart Murray** said that their members and volunteers have had experience with this sort of thing in the past and it would be dealt with
- **Dave Golem** stated that regardless who owns the land in question, the CVCA would still have responsibility for controlling water levels within the watershed.

Vote: Those in favour – 40
 Those opposed – 0

Motion carried.

Election of Officers:

Lake Steward: Nominated – Don Mills

1st – Marlene Pollard

2nd – Dave Langman

Carried

Newsletter: Nominated – Melissa Stallaert

1st – Dave Golem

2nd – Catherine Wilson

Carried

Municipal Affairs: Nominated – Ken Deboo

1st – Gord Schad

2nd – Dan Cornish

Carried

Treasurer: There were no nominations

Dave McDonald agreed to stay on for a second term.

President: There were no nominations

Anthony Genovese agreed to stay on for a second term.

Lake Markers: Nominations for the position

1) Mike Cochrane (with help from Don Mills)

2) Peter Waywell

Note: This is a paid position. The SLCA will reach out to both candidates to fully explain the duties and responsibilities, then if both candidates are still interested, will make a decision.

Awards: Marlene Pollard

- There were no new 50 year members to recognize this year
- Photo contest awards will be announced in the fall Shoreline News
- Door prizes were awarded

Meeting Adjourned: 11:55 am