

# **North Stormy Lake Minutes of the Association Annual Meeting 2005**

The 2005 North Stormy Lake Annual Meeting was held at the Thom Cottage (Lot 27), on Saturday July 30<sup>th</sup>. There were 17 lots represented out of 43. Dave Pratt welcomed all members, and thanked Ian & Heather for hosting the meeting. Introductions were made around the room.

A minute of silence was held in honour for those who passed away this past year: Jim McNeil (lot 34), Mr. Simonsen (lot 18), Rolf Selvig (lot 2), Jim Jones (lot 14), and Evelyn Matheson (lot 32).

## **Minutes of the 2003 Annual Meeting**

The minutes, as distributed by e-mail and mail in 2004 were approved as read.

## **Correspondence**

In order for everyone to have more of an idea of what is going on with FOCA, a copy of their newsletter was mailed out this year with the Spring Newsletter. Pamphlets were also made available at the meeting. If anyone has any questions about FOCA or would like to read any additional information, please contact Ian Thom, or view their website directly at: [www.foca.ca](http://www.foca.ca).

## **Road Report (Vern Stout)**

Early in the Spring, Vern had a pile of gravel dumped in front of the Pape driveway (lot #3). It was there for anyone to use, to fill potholes along the road, until the Spring roadwork could be completed. Many people saw the sign and participated in filling the holes. It was unanimous for Vern's idea to continue next year. Thank you Vern!

The bill for the major roadwork done before the May long weekend totaled \$2400. During mid-June, there was a washout in a few places where additional work was needed: Henry's Hill, Point Road, and Honey Tree Lane, which was washed out quite badly. This came to an additional bill of \$2000.

Jim Manley, who takes care of our road during the summer months, is talking about retiring. Vern will be investigating other possibilities if Jim is no longer available to take care of our road.

Just before the meeting, Vern took a drive with Doug Bates who takes care of the plowing in the winter. Doug's main issue was the width of the road and driveways he is plowing. There are many spots along the road (too many to list – however he and Vern did mark them all down) where new growth just gets bigger every year, and the whole thing needs to be trimmed back. Even though Doug has brought this forward as an issue for the winter (getting his equipment in and having places to pile the snow) the width of the road and overgrowth affects many other areas too, such as emergency vehicles getting in. In addition, in the winter months, the road is basically narrowed to one vehicle length, so if 2 vehicles meet, someone has to backup the whole length of the road or to a plowed driveway.

As far as driveways were concerned, Doug cited some examples which made it difficult for him in the winter, for those of us who have our driveways plowed. Some examples are: rock/flower garden at lot 10, outdoor solar lights along the driveway in the ground at lot 34, lot 9 has 2 large boulders at the entrance of the driveway, makes it difficult for the blade of the plow to get by. Again, these examples are for those who have their driveway plowed, to know the do's & don'ts to help Doug out.

In regards to widening the main road, Vern has spoken to someone about coming in to do it, but has not yet received a quote. He will investigate.

Discussion of the road continues amongst the group:

- Jim Balmer asked what width Doug wanted. Vern replied that the width of a normal driveway was fine, as long as there are no objects obstructing the way.

- Ted Morris suggested when plowing in the winter, that Doug not take it down so much, and to leave a few inches of crest. This would protect the gravel more, instead of in the spring, finding all the gravel at the side of the road. Vern will speak to Doug about this and ask him to be more careful.
- Erwin Gruber mentioned as he did last year, that he felt it was important to keep the road wide, not only for winter issues, but for the summer, to allow the sun in and dry the road so the water doesn't damage it as much and keep the road moist.
- The discussion continued on how wide do we want and need the road? Some were of the opinion that we do not want to create driveways on the north side of the road. While this is true, others felt that a few "parking" areas were good for several reasons: stockpiling the snow, room for 2 vehicles to pull over & pass each other, additional room for larger vehicles to maneuver, heavy equipment vehicles, emergency vehicles and the snowplow to turn around. If these areas do not exist, larger vehicles that come through our road will have more difficulty and damage the road.
- Therefore, what is a reasonable amount to trim back? A suggestion was made to go by emergency standards and what emergency vehicles require which is 40 feet across (20 feet from the centre on each side).
- Along with trimming the road back, there was the discussion of ditching which many areas along the road require. The water currently uses the road for a drain, which isn't helping in the maintenance.
- Anne Martin asked whether there was money for blasting, as had been done in the past. Vern replied that blasting was done for a few years at different spots along the road. However storms affect the road and therefore affect how much money is spent each year on the road. The major storm this year was a few thousand dollars, which takes away from money we can use to blast. Ditching hasn't continued simply due to lack of funds.
- The Point Road has not been blasted yet, and Anne said it was quite bad. She suggested that concentrating on ditching it this year so that there was proper drainage, would save the association more money in the long run, as it wouldn't need so much repair each year if it had proper water run off.

Motion: by Anne Martin that,

**The Fees of all those who have properties on the Point Road, be dedicated to ditching the Point Road this year.**

Seconded by: Charlotte Balmer

Discussion continued with the following points made:

- there are only 8 people on that road, it would not be enough money to complete such a project;
- this would be a bad precedent to set, we are one association, we have to be together on the road and the decision that are made, "all for one, one for all";
- suggestion made to have a third party consultant who can pinpoint the areas of the road needing the most attention and in what order they should be dealt with.

### **Motion Defeated**

Motion by Ian Thom to,

**Perform a study of the road to determine what is required re: clearing and ditching, and to report by next year.**

Seconded by: Jay Moore

Discussion continued:

- A question was asked if the road committee knew the costs of what each area of the road was costing us, where the most washouts occurred, and where it was costing the association the most money.
- Vern replied that we are not billed by the area of the road and don't keep track of how much gravel is dumped where. We simply receive a bill each time work is done on the road as a whole, never broke it down per hill/per repair.
- Some were of the opinion that we can decide without a third party, as we know our road, we've had the experience.
- Others however felt that although this is correct, that deciding amongst our large group would be difficult as to what gets done first.
- A consultant may be more able (than a contractor) to tell us what the cause of the problem was, as well as suggest solutions. Furthermore, a consultant does not have a monetary interest in the work to be done.

- Suggestion made to break up the clearing & ditching issues. We know and agree that clearing needs doing, we don't need a consultant for that. We can do the clearing now, and get a consultant to help us decide where to ditch.
- Further suggestion made to look at tree clearing ourselves, renting a chipper and beginning the job ourselves.

Motion Ammended by Ian Thom, to

**Hire a consultant, maximum cost \$500, to review what ditching is required for the road.**

Seconded by: Jay Moore

Discussion:

Time frame? How soon will we have a report. Ian said that a consultant may be able to look at the road now & the fall, but may want to see it at it's worst and come back in the spring. The report could therefore go out in the Spring Newsletter.

### **Motion Carried**

Discussion continued on clearing and possibility of doing some ourselves. Jay offered to do some research on limbing, the effects of limbing, and setup a work group. We took a show of hands on people who would be willing to work one weekend if we rented a chipper. Many hands went up.

Motion by Sundari Rose for,

**Jay Moore to head a work group on Saturday September 17<sup>th</sup> - rent a chipper and begin clearing, with intent to do some each year.**

Seconded by: Jay Moore

Discussion:

- Suggestion made to walk the road before and identify big trees, and if there are trees along the road on anyone's property that they want to cut down prior to the weekend, to do so & leave them there for the chipper on the 17<sup>th</sup>.
- Risk management issues was also raised, that some trees may be too large for the "weekend warrior". A waiver will be made up for volunteers to sign.
- Chipper should cost in the area of \$200 for the weekend.

### **Motion: Carried**

**Anyone who is willing to help on Saturday Sept. 17<sup>th</sup>, please meet at the top of the Point Road – 8am to noon.**

### **Lake Report (Jim Edgecombe)**

First Jim wanted to explain the graphs a bit that went out in the spring newsletter. He wanted to point out to all of us that the Ministry didn't start doing better testing on phosphates until a few years ago, so down the road those numbers will become more meaningful.

Stormy Lake is designated as a cold water lake. There will be no more development allowed on the lake. Whatever is Crown Land now will stay Crown Land. If you own a lot, you can build, but there will be no more lots designated.

Last year we discussed French Planning Services, a company that develops plans for lake and shoreline re-development. Jim did contact them, however it is a very expensive project: from \$5,000 to \$25,000. They did suggest however that we could follow a self direct plan, and develop a lake plan ourselves. However this should really be done with the whole lake, not just our association. This can be discussed with the other shores in order to possibly proceed with this project.

Jim will look into ecoli testing, if it was done in the past and how to test for it now. There have been no reports of invading species in the lake. A test was done 2 or 3 years ago. However at the spring FOCA

seminar, it was reported that there are new creatures in other lakes to watch out for. So if anyone does any fishing in other lakes, and takes their boat in and out of the water, be sure to clean your boat BEFORE it is put into Stormy Lake. We don't want to see zebra mussels in our lake! Also, a reminder was made to all, to discourage people from using the lake for washing. Even bio degradable shampoos are not good for it. And if you rent your cottage, please remind the renters of this.

### **Treasurer's Report (Jim Fairbairn)**

Jim was absent for the meeting, Ian Thom provided his report.

- Bank account: \$2100
- Outstanding fees due: \$4400
- Spent \$3600 on road maintenance & repair (January to July)
- Spent just under \$1000 on snowplowing
- Contributions for construction projects: \$900

Most dues are up to date. Sending invoices and reporting those people outstanding has helped. Since the invoices went out later this year, no reporting will be done in the minutes. Any 2005 dues still outstanding next year however, will be reported in the Spring Newsletter. Lot# 29 has been written off – lot exists with no cottage built – owners never come up. Several attempts have been made to collect, but are fighting a losing battle, especially as there is no building on the lot and it is not used.

Motion by Jim Edgecombe to:

**Adopt the financial statement as presented.**

Seconded by: Kirby McCuaig

**Carried**

### **Secretary's Report (Sundari Rose)**

As stated in the Spring Newsletter, the 911 numbers are now listed on the contact list. Please contact me with any errors or if your 911 number is missing. **Old lot numbers should also be removed, so that there is no confusion for emergency vehicles that may need to come into the road.** The 911 number should be the only number used from now on.

### **Other Business**

Incorporation – Dave Pratt

We didn't get very far on incorporation this year. Dave has two people doing legal research and a proposal is being worked on. Since our meeting last year, there has also been a revision of FOCA's risk manual. So Dave wanted to throw it back out there as a question – do we still want to incorporate? Is it something we still want to pursue? The North East road is very much interested, and has set aside \$500 to get it started. There are also others who are not on any road association that would like to join. Jim Edgecombe made the point last year that we are here because of the lake! Therefore although our association was started because of the road, we must not forget about the lake. The cost of incorporating would be around \$1000 - \$1500, and then annual about \$250 for annual auditing.

In answer to Dave's question on whether we continue the research to incorporate – yes. Information will continue to be gathered, and a proposal will be presented by the President at next year's meeting.

## WRAFT – Waterfront Residents After Fair Taxation - Jim Edgecombe

Definition of WRAFT and what they do (taken from mission statement on their web site):

If you live on any waterfront in Ontario, you've likely noticed substantial changes in your assessed property value. Some property owners have seen double digit increases in their assessment, spurring large hikes in the property taxes they pay. Those tax hikes pay for municipal and other services. Consider this: is it fair that you should pay the largest share of taxes to receive the same amount of service, or less? Action is needed now to restore fairness and equality in property assessment and taxation - on the waterfront.

Jim has had much personal experience with taxation, which has impacted him greatly since they began their construction project. He said that a reassessment had been in progress in 2004, however was delayed until January 1, 2005. Therefore everyone should expect to receive a revised assessment this fall, based on the new taxation figures for 2005. In most cases, there will be an increase.

WRAFT is a group that is lobbying the government to make changes to the current tax systems. They will not fight your personal case to lower any one persons taxes. Their mission is to change the SYSTEM. They are inviting all cottage associations, and individuals to participate in WRAFT.

Motion by Jim Edgecombe, for,

**The North Stormy Lake Cottagers Association to join WRAFT for \$100/year.**

Seconded by: Ted Morris

### **Carried**

If you would like more information on WRAFT, please visit the FOCA web site, or the WRAFT site directly at the links below:

<http://www.foca.on.ca/indexcms/index.php?wraft>

<http://www.wraft.com/home.html>

### Rock Bass

Mike Berezowsky, from the North East Road has been running the Rock Bass derby for many years now. We are sad to say that he passed away. The Derby continued without him over the August long weekend, but we are not sure if it will continue next year. If you are interested in helping out or running this event, please let an executive member know. We extend our condolences to Mike's family.

### Wildlife – Bears

Anne Martin (lot 6) wanted to know if anyone has seen bears. They have had regular visits from a black bear around their property since last year. This summer Anne saw one in her flower bed eating a bag of Tostitos! She called the Ministry of Natural Resources, but didn't get anywhere as she has been the only one from Stormy Lake to call. They are very busy with bears reported on other lakes. He asked if he was a "bad bear", if he got into the cottage, fridge or broke anything. Anne doesn't want to wait until he becomes a "bad bear", so if anyone sees a bear, please report it. Once a bear knows there is food somewhere, they will continue to come and bring their young. It is best to remove all bird feeders, including humming bird feeders and not leave any food lying around that may attract them. The Selvig's (lot 2) have also seen the bear.

### Asphalt plant

Ted Morris reported that he found some information on a website that said the municipality passed a resolution that they would NOT support an asphalt plant. He then went further and looked at the minutes from the Highlands East meeting (July 12/05), and found that there was a proposal for a permanent plant to be built in Goodherham. So he feels that there is something still in the works regarding an asphalt plant in the area. I have included the link to the highlands east minutes, along with some other information I found about the plant for anyone who would like further information.

<http://www.highlandseast.ca/frame7.html>

[http://environmenthaliburton.ca/test/id50\\_asphalt.htm](http://environmenthaliburton.ca/test/id50_asphalt.htm)

### **Association Executive – Election for 2005/2006**

As mentioned last year, Dave Pratt has resigned as President, effective at this meeting. We thank him very much for all his hard work over the past 5 years. Ian Thom has agreed to step in as President, and all remaining executive will remain. Thank you to all those who have volunteered their time this past year. The 2005/06 Association Executive is:

<b>President</b>	<b>Ian Thom</b>
<b>Secretary</b>	<b>Sundari Rose</b>
<b>Treasurer</b>	<b>Jim Fairbairn</b>
<b>Roads</b>	<b>Vern Stout</b>
<b>Lake</b>	<b>Jim Edgecombe</b>

### **2006 Meeting**

The next annual meeting will be held on the Saturday of the August long weekend once again, at 9:30am at lot #37 – Graham Tayloer & Marguerite Easby.

Dave thanked the Ian & Heather for hosting the meeting this year, where we enjoyed coffee & snacks and a beautiful view of the lake!

**Adjournment:** 12:00pm

Sundari Rose  
Secretary  
Encl.