

Minutes of the Annual General Meeting  
of  
Buck Lake Association Inc.  
held at  
Perth Road Public School  
on  
Saturday July 5, 2008

1. Welcome and Introduction of Directors

Duncan Sinclair, President, introduced himself, called the meeting to order at 09:05, and extended a warm welcome to the approximately 60 members and guests who had turned out on a warm, sunny Saturday morning.

Duncan indicated Director Randy Cousineau was unable to attend the AGM as a result of illness in his family. He then introduced the following Directors and the role each played during the 2008-2009 Board year: Anna Fummerton, Maxine Lemieux, Roy Mills, Wayne Myles, Crawford MacIntyre, Lisa McAvoy, Sandra Rider, Stephen Roughton, Tricia Waldron and Ralph Wirsig.

2. Remarks from South Frontanac Township Council

Duncan introduced SFT Mayor Gary Davison, and Loughborough Councilors Ron Vandewal and Allan McPhail and invited them to speak.

Gary expressed pleasure at being present and went on to say the work of lake associations is important in its own right and is important to Council.

Ron commented on the current review of the Township's Official plan, saying it is important that any development be "right". He went on to say the current SFT OP was one of the most progressive in Ontario, a real pace setter. He invited everyone present to make know any concerns they have regarding the draft OP being considered by Council.

Allan expressed pleasure at being invited as a first time councilor. He subscribed to the comments made by Gary and Ron.

The politicians indicated they would be willing to answer questions.

Fred Johnson inquired: "Who do you see if you have a concern about someone's use of property"?

Gary indicated that concerns should be lodged at the Township Office in Sydenham.

Roy Mills asked, with regard to the OP: “Is there any room for compromise regarding the draft OP wording on severances?” Gary responded by saying that Council was pretty much divided on this issue.

Crawford asked: “Are complaints presented at the Township office confidential?” Gary assured him that they are indeed confidential. They cannot be made orally. They must be in writing. The name of the complainant must be recorded but that person’s name is never divulged.

Murray Gill expressing frustration regarding two Township building by-law zoning infractions on the North Branch of Buck Lake a few years ago. Each had been shown to the then mayor. No action was taken to prevent the illegal developments or have the structures torn down. The Mayor responded, as did Ron Vandewal, that the Township does not have sufficient inspection resources to come close to learning independently of most building or by-law infractions. He advised that reporting of such matters is up to us. He also indicated that the ability to enforce compliance is severely compromised and that individuals can, with impunity, erect a structure without a permit or in non-conformance and get away with it.

A member inquired about the OP revision time clock. Ron responded by indicating that some property owners, who severed on/after 2000, now wish to re-sever and are therefore interested in having the severance time clock re-set to 2008

Fred Johnson wondered whether re-setting the severance time clock in 2008 would set a precedent for a further re-setting in eight years. Gary said “no” and indicated that while OP reviews take place every five years it is up to Council to determine whether or not there will be a further re-setting of the severance time clock.

Wayne told the Mayor and Councilors that multiple severances were a real concern and that someone who severed in 2000 could sever these same lots again. The mayor responded by saying that each severance still had to comply with by-law requirements for lot size, structure location, components etc. and in any event, from his experience, it was highly unlikely that a severance of a severance would occur.

The Mayor concluded this segment of the AGM by indicating that input of the type provided at the BLA AGM is both helpful and valued.

Duncan thanked Gary, Ron and Allan for attending and presenting and answering questions.

3. Approval of the Minutes of the 2007 AGM and business arising therefrom.

On motions by Roy Mills and Wayne Myles the members approved the Minutes of the 2007 AGM (copies of which were available at today's AGM and on our web site).

#### 4. President's remarks

Duncan reviewed briefly the activities of the Board of Directors over the last 12 months, referring to:

- Monitoring the progress of the Township Council on its review of the Official Plan
- Working with the Community Watch in trying unsuccessfully to persuade the Council to continue funding of the OPP's Community Liaison Officer
- Arranging for Ron Matthey and his colleagues in woodworking at the Seniors' Centre to create a Buck Lake Hamlet sign (similar to those at Perth Road), to be erected on the original site of the hamlet, opposite Roost Lane on The Old Perth Road (Route # 10)
- Through the Community Affairs and Social Committee fostering the spring picnic and, on August 23, a Buck Lake Community pork roast at Harris Memorial Park
- Negotiating and concluding an agreement with Queen's University Archives to preserve the BLA records
- In cooperation with the Township, designing and constructing a courtesy dock at the culvert to assist boaters with loading and unloading their boats
- Initiating a history project, beginning by communicating with people with long experience of Buck Lake to record their stories
- Supporting the Community Watch in organizing the Boatilla to raise money to send kids to Camp Merriwood

#### 5. Report of the Secretary-Treasurer

Tricia presented three reports:

1. The 2007 Financials report compared Budget with Actuals. Income was budgeted for \$4,450.00 but was \$5,002.95. The Expenses were budgeted for \$4,350.00 but amounted to \$1,938.57. Result: Excess of Receipts over Disbursements of \$3,064.30 in 2007.

The Balance Sheet as at December 31, 2007 revealed Total Assets of \$8,414.04 comprised of \$2,303.83 in the General Bank Account, \$2,068.56 in the Reserve Account and a \$4,041.65 in a GIC. Liabilities amounted to \$850.00 in 2008 Memberships. Result: Members Equity was \$7,564.04 at December 31, 2007.

2. The 2008 Financial Report compared Budget with Actuals as at June 30, 2008. On this date the Association had Excess of Income over Expenses in the amount of \$1,125.84.

3. The Balance Sheet as at June 30, 2008 revealed Total Assets of \$8,649.13 comprised of \$755.83 in the General Bank Account, \$3,806.56 in the Reserve Account and \$4,086.74 in the GIC. With there being no outstanding liabilities Members Equity was \$8,649.13 on June 30, 2008.

A copy of these three reports is on file with the original minutes of this AGM.

On motions by Tricia and Amy Rossworm members approved the 2007 Financial Statement.

Fred Johnson recommended that financial statements be available to AGM attendees. Tricia indicated that the decision made not to have them available this year stemmed from a desire to reduce the amount of paper used. Duncan said Fred's request was a reasonable one and promised the statements will be available at the 2009 AGM.

In response to an inquiry members were informed that the insurance coverage for directors and the Association is provided through the Federation of Ontario Cottagers Association (FOCA).

#### Membership

Ralph presented a PowerPoint membership chart. He reported: "As of June 20<sup>th</sup> we had 98 paid-up members to December 31. One additional came in a few days ago. Sixty-three members from last year have not yet renewed but some of that is coming in today at the AGM. As in the past we will have to send out a reminder notice after the AGM. It appears that some members do not realize they have not yet renewed. Our aim is to exceed last year's (after the AGM) member count of 146 which may have been the highest member count in the past 10 years".

Ralph's Membership Report chart is on file with the original minutes of this AGM.

#### 6. Vote on Constitution and By-law 1 amendments

Stephen commented that the proposed changes to the Buck Lake Association Inc Constitution and By-law 1 were distributed to members in the June 3, 2008 Buck Lake Newsletter in compliance with the requirement that members be informed of proposed changes 30 days in advance of the AGM.

On motions by Stephen and George Speal members approved the proposed change to Constitution Clause 4 a. respecting any future dissolution of the Association. A copy of the change is on file with the original minutes of this AGM.

On motions by Stephen and Marilyn O'Connnor members approved the proposed change to By-law 1, clause 8 b , sub clause i 3 respecting board membership eligibility . A copy of the change is on file with the original minutes of this AGM.

In response to an inquiry, membership in the Association was confirmed as being a requirement for nomination/election to the Board of Directors.

On motions by Stephen and Anna members approved the proposed changes to By-law 1, clauses: 8, d sub clause iii 4; 9 a, sub clause I 4; and 9, c, sub clauses 1, 2, 3 respecting the addition of “and Archivist” following the words “Recording Secretary”. A copy of the change is on file with the original minutes of this AGM.

The Association's web site will be revised in the Association Documents area to reflect the foregoing changes,

7. Report of the Nominating Committee and the Election of Directors for 2008/9

On behalf of his Nominating Committee colleagues Duncan and Crawford, Stephen presented the Nominating Committee Report which had been pre-circulated in the July 1, 2008 Buck Lake Newsletter.

Five members were nominated for two year terms: Maxine Lemieux for her second two year term; Crawford MacIntyre, Roy Mills, Stephen Roughton and Duncan Sinclair for their third two year terms.

There being no nominations from the floor, on motions by George Speal and Fred Johnson, members approved that nominations be closed.

On motions by Margaret Fisher and Roy the Report of the Nominating Committee to the July 5, 2008 Annual General Meeting of the Buck Lake Association was approved thereby electing the five aforementioned members to serve on the 2008-2009 Board together with the seven members elected at the 2007 AGM.

A copy of the Nominating Report is on file with the original minutes of this AGM. A list of the Board members appears on the BLA web site.

8. Guest Speaker: Mr. Gordon Rogers on Lake Planning.

Wayne introduced Gordon Rogers, BSc., MES who is employed by French Planning Services, and has been involved with environmental planning for over 30 years. Gord worked on the Bob's & Crow Lake Stewardship Plan and is currently working on lake plans for Fourteen Island Lake and Mink Lake.

He is a resident of South Frontenac. Gord has met with the BLA's Friends of the Lake (formerly Lake Planning) Committee on 2 or 3 occasions over the past few months for the purpose of providing guidance on the development of the Association's initiatives as they relate to the environment.

Gord prefaced his remarks by saying how wonderful it was for him to have started his day with the sighting of a blue heron. He then spoke to the PowerPoint presentation viewable to members on the school auditorium screen. Each page of the colourful presentation contained headings and photographs in very professional fashion. The PowerPoint page heading topics were:

What is a Lake Plan?  
 Why Do a Lake Plan?  
 What's in a Lake Plan?  
 Let's look at examples of a lake plan in progress  
 How are we preparing our Lake Plan?  
 Step 1  
 Step 2  
 Categories of Background Information  
 Step 3  
 Plan Topics and Issues  
 Step 4  
 Step 5  
 What about a Buck Lake Plan?  
 Lake Values  
 What's best for Buck Lake?  
 KISS (Keep It Simple & Successful)

The presentation concluded with a photo of Gord's golden retriever standing beside a lake and looking back at the viewer. The picture was entitled: Let's get going.

Questions were invited.

Liz Whelpdale, a member of the Friends of the Lake Committee, asked: "How many volunteers are required (for a lake plan)?" Gord suggested 4 to 6 people as the core committee.

Crawford asked: "Do you see townships paying more attention to the work being done under lake planning projects". Gord responded with a firm "yes". He said townships view lake plans as being the result of combined efforts by professions and residents, and they are inclined to pay increasing attention to the data collected and presented.

Roy commented that the recently enacted Clean Water Act was very important and Gord agreed.

Wayne thanked Gord for his excellent presentation, a “thank you” echoed by President Duncan. .

(Gord kindly made available to the Friends of the Lake Committee a hard copy of the PowerPoint presentation)

## 9 Other Business and Open Question Period

Bill Lang inquired who has responsibility for marking shoals. Duncan replied saying that if the BLA were to mark shoals regularly it becomes exposed to liability should somebody run aground on an unmarked or badly marked shoal. He said that in his observation Buck Lakers often undertake to do their own shoal marking, Duncan went on to say this issue will be reconsidered by the Board. In the meantime he invited attendees to the July 17<sup>th</sup> Friends of the Lake workshop to indicate shoal locations on the large maps which will be featured at the meeting. It is understood that the MNR is currently working on the creation of a new water depth chart.

Michael Gemmell, a Friends of the Lake Committee member inquired: “What does our insurance cover?” Crawford provided a summary.

Ron Lane spoke of a break-in at his cottage, and a neighbouring cottage, late last year. Duncan responded, saying that it is essential for all members to participate in the Neighbourhood/Community Watch program, especially so since the OPP presence Buck Lakers previously enjoyed was discontinued by the SFT Council when the OPP contract came up for renewal in late 2007. Fred Johnson spoke of a break-in which he experienced and recommended that whenever a break-in occurs the incident should be made widely known to neighbours thereby alerting them to potential danger.

## 10. Adjournment

Duncan expressed the Board’s appreciation to attendees for their presence on a sunny Saturday morning and adjourned the AGM at 11:10 with a reminder to all that the annual Boatilla will commence at 14:00.

The above 2008 AGM minutes were approved by members on motions by:  
and

At the 2009 AGM held 2009-07-

Stephen Roughton, Recording Secretary and Archivist.