



Cordova Lake Cottage Association – 2022 Annual General Meeting

Date: July 10, 2022

Time: 10:00 a.m

Place: Cordova Mines Community Centre

Minutes: Ashley Carnevale

Executive Present:

Elaine Epp	President
Sommer Gettins	Vice-President
Orla Boland	Treasurer
Ashley Carnevale	Secretary

Road Reps Present: Gord Bertrand (FR 54), Paul Carroll (FR 18)

Members Present:

Elaine & Darrell Epp	Wayne Lunau	Ashley Carnevale
Murray & Doris Artford	Bill Harris	Fred Varty
Sommer Gettins	Kathleen & Dave Gemmill	Paul Carroll
Tony & Carolyn Callam	Kim Woods	Paul Larosa
Joanne Butkevics	Nancy Grozelle & Clare Matthews	Jon Maltby
Marlene Brown	Tim Morris	Dave Earl
Dave Carr	Paolina & Stephen Flicke	Dave & Sue Tilley
Anne & Gord Bertrand	Judi & Randy Pater	
Jeff Peters	Everett English	
Orla Boland		

Guests Present: HBM Mayor Jim Martin & HBM Councillor at Large Hart Webb

Meeting convened at 10:00 a.m.

Elaine welcomed the attendees to the 2022 Annual General Meeting and introduced CLCA Executive Committee and the guests.

Approval of Minutes from 2021 AGM

Motion to approve 2021 AGM Minutes made by 1st Dave Tilley & 2nd by Anne Bertrand. All in Favour Yes – Carried.

Special Guests– HBM Mayor Jim Martin & HBM Councillor at Large Hart Webb

- Planning meetings online more presence has been noticed.

- 2.2% increase in the budget to help cover gas prices and extra expenses - may be some shortfalls in budget as a result of inflation and storm clean-up activities.
- Staffing challenge, treasurer being hired. Building officials (1 moved 1 retired this year):
 - Travis is coming back to fill one role, hiring for the other role.
- Bylaw enforcement - tickets, AMP program being worked on and is close to being launched.
- Currently cannot issue tickets and this will allow for ticketing to happen.
- Air B&B is an issue they are working on - Need to come up with rules and enforcement via bylaws:
 - Various neighbouring municipalities also dealing with the issues and will work with them.
- Environmental issues are being worked on – Environmental grant available -see website to help deal with weeds etc.
- Facility needed new roof and some other maintenance; new splash pad is starting this month.
- Public works: post-storm work continues.
- There are currently 6 employees but hired contractors to help, road work is being done but may not be able to get all of the planned roads done before the cold hits.
- FR18 – agreement being worked on still (likely to be completed soon).
- Vansickle Road Agreement:
 - To be maintained by Marmora and Lake in winter months and HBM during summer months.
 - Paving costs to be shared.
- Waste diversion:
 - Clear bags have helped encourage recycling and reduce waste.
 - Weigh scales being put in and should be running within about a month.
- Fireworks by-law cleaned up this year. Get familiar with the bylaws and process for requesting a permit.
- Trailer Park bylaw -Will be brought to next Tuesdays meeting. This will help with addressing concerns.
- Cell Service- \$300M invested with Rogers and \$45M for the area - 20 new towers, hoping to double the # of towers (approx. 265) and upgrade existing towers.
- The goal is 99% Cell service for Eastern Ontario, 95% internet access to email and 80% for streaming.
- Question raised: What kind of Bylaws will the AMP program take care of?
 - It will allow officers to issue tickets things such as parking, noise, trailer parks etc.
- Question Raised: How do residents deal with after hour complaints?
 - Pictures can help when Bylaw officers cannot be reached at the time of the issue.
 - For noise issues, still call the complaint in but the OPP will also help. They can be reached at 1-888-310-1122 – Please do not call 911.
- Question raised: Can speeding on Fire Routes be ticketed?
 - These are private roads and speeding cannot be enforced (59 is an unassumed road and the rest are private).
- Question Raised: When will the Vansickle bridge receive attention?
 - Were not aware there was an issue with the bridge but can look into it.
 - Likely to be a joint effort between Marmora & Lake and HBM.
- Question Raised: Can speeding around the islands by the dam be addressed? Can we get channel markers?
 - Similar concerns raised about boat wake as well.
- Question Raised: Since there is a charge for bags at the dump will this not add to the dumping issue especially with renters? We already have a big problem at the launch and along the roads:
 - Bags tags are 5 for \$6, but recycling is free and should help.

- Parks staff have been checking through the dumped bags especially at the launch to help identify who has done it where possible.
- Some townships have implemented a registration for Air B&B properties to keep them accountable for these issues. This is being looked at and will work with these municipalities to build a process.

Treasurer's Report

- Orla Boland presented the fiscal report and outlined expenses and revenue.
- Balance on December 31st 2021 \$18,913.81.
- *Note there was an error in the report that was sent out in the meeting pre-mail. The balance communicated was \$8,913.81 but it was actually \$18,913.81.
- Motion to approve Treasurer's Report for period ending Dec 31, 2021 made by 1st Nancy Grozelle & 2nd by Dave Tilley. All in Favour Yes - Carried.
- Under new regulatory changes for ONCA (Ontario-Not-For-Profit Corporation Act) an external audit is no longer required providing there is a financial review, but it needs to be voted on at each year's AGM.
- Motion that an external audit no longer be required made by 1st Bill Harris & 2nd by Dave Tilley. All in Favour Yes – Carried.
- Volunteer is required to review financial statements for 2022 period - Nancy Grozelle has volunteered.

Election of Incumbents (President & Vice President)

- Last year John Meloche was elected President and resigned, Elaine stepped up for President from her previous role as Vice President, and Sommer stepped up for Vice President to replace Elaine.
 - Both Elaine and Sommer are willing to stay on for remainder of term.
- Motion to allow Elaine to continue as President and Sommer as Vice President made by 1st Bill Harris & 2nd by Fred Varty. All in Favour Yes – Carried.

Discuss + Vote to enact CLCA By-Law #3

- Required due to regulatory changes to ONCA.
- ONCA has provided draft by-laws which were used to build out the CLCA By-Laws #3.
- Question Raised: 6.2 - talk about executives and the terms and length of stay in a role which is very limiting since there is a lack of volunteers. What if someone wants to stay in role and no one wants to volunteer to replace them? - Committee members can take on another role within the executive to help work around this rule.
- Motion to enact bylaw #3 made by 1st Fred Varty & 2nd Kim.Woods. All in Favour Yes – Carried.

Regatta 2022 Update

- Raffle Prizes: 1st Napoleon Fire Table, 2nd Napoleon BBQ, 3rd Adirondack Chairs - tickets are still available.
- The Regatta committee is still looking for volunteers, regatta sponsors and donations for the silent auction.
- Email / Post on FB page: New this year = pre-registration is required for contest by July 23.
 - Bake-off
 - Rib Cook-off
 - Photo Contest
 - Colouring Contest
- Horse shoe tournament: Registration for this event is required by 11am.

Discuss + Vote to increase CLCA Fees for 2023

- ONCA Changes require: Membership form needs to be completed each year:
 - Website revamped and a membership form will be on the site.
 - Reminder to go out about dues and membership forms.
- Check website: Emergency form available for download, Links to information such as regulations about Native aquatic plants, invasive species etc.
- Hot topic from past years: Weeds on the lake and water quality.
 - Elaine asking if we can bring in a biologist to come in - Meeting with biologist and they are writing a proposal and we will apply for the \$1000 grant (50/50 matching with government, we pay first and get reimbursed once we prove the work was done).
 - Water testing: needs improvement - 2021 testing was completed by stump bay and south-end dam only.
 - Additional water testing needs to be done; we need volunteers to help with the water collection.
 - Smaller aluminum boat is recommended -go out to various spots in the lake to take samples.
 - Sandy provided package with sampling: Fred Varty interested in volunteering but will need more details.
 - 2019 - online sample database: shows that this is when many of these were tested last.
 - The reason we stopped: we have to pay to get these tested - so we need to put a robust plan in place for testing/budget.
- Suggestion: May want to increase our membership fees - We are currently the cheapest of the surrounding lakes at \$20. (Round and Kasshabog= \$25, Belmont = \$30 and Crowe = \$35).
 - Membership numbers have been dropping year over year.
 - Around 225 properties on the lake and it would be great to have more members:
 - It would be helpful for neighbours let new comers to the lake know about the CLCA.
 - Road reps cannot provide personal info due to privacy laws but could provide the contact for the CLCA to inquire about membership.
 - Proposal to post paid members online:
 - Cannot do this do to privacy concerns.
 - We cannot force people to be members but we can encourage neighbours.
 - Advantages listed: safety markers, Lake / Director / Regatta Insurance, water testing and FOCA membership is extended to CLCA members - information will be shared to paid members shortly.
 - What can we do to increase membership that non-paying members do not have access to?
 - Suggestion: Increase benefits to being a member that not everyone automatically has access to so there is more incentive.
 - Issue stickers/signs to identify paying members – colours / dates to change each year (stickers for cars, boats, trailers etc., signs, dock markers etc.).
 - Discussed Facebook page for paid members - this could be difficult to manage and we already have 1 or 2 pages. We could possibly work with the owner of the main group but we cannot force changes since we do not own the group.
 - Fire Route boards: Names of paying members only that the CLCA would manage each year
 - Possible discounts at local businesses?
 - Regatta: Do student still get volunteer hours? - Yes
 - Randy: Is the program for oiling geese egg still taking place?
 - We applied for permit a few years ago, but no nests were found.
 - Encourage reporting of locations as 1-2 volunteers may not be enough to find them.

- Lake markers: We were missing a marker – ended up in the backbay
 - Chris Lamers is managing markers (missing damaged, light not working) and he can be contacted. This will also be on the website
 - May need to invest in new markers: some laying on its side/broken/batteries may need replacing
- Vote on increase of dues: \$20 for this year, increase to \$30 for next – we do have a surplus currently but costs are increasing:
 - Examples: Marker: \$500 last time they were purchased but they are closer to \$950 now, water testing- goes to lab \$75-\$95 per sample
 - Good to have extra aside for larger projects like \$15k for south end project a few years ago.
- Motion: Vote to increase dues to \$30 for next year made by 1st Joanne Butkevics & 2nd Paul Carroll. All in Favour Yes, except 1 Opposed – Carried.

Round Table/ Items of concern

- Question raised: Has anyone had an issue with Gypsy months this year? No issues with Gypsy months this year. Spraying and ground efforts seemed to have worked.
- Talk about cameras and recording in the south end – no cameras have been installed:
 - Who would manage? Volunteers to manage this?
 - Concerns with having cameras on the lake were raised multiple times last year:
 - Can we put cameras up on the ministry land? - would need to be investigated.
 - Cost associated with this? Unknown but likely not cheap.
 - Sharing costs / road being taken over may pose additional complication with this.
- Parking of trailers: people are leaving them all year long instead of taking them and there isn't any room to park even with the large investment - was not meant to be trailer storage for the year/season:
 - By-laws may help with this - add signs.
 - Clare: Sandy Rice put a lot of effort into this and a lot of discussion was had around signage.
 - Idea: Sticker on trailer for WAO for longer term parking (week/weekend etc.) – all others hourly limit?

Motion to close meeting made by 1st Paul Carroll & 2nd by Paul Larosa. All in Favour Yes – Carried.

Guests and members were thanked for coming and the meeting adjourned at 11:30a.m.