

WOLFE LAKE (WESTPORT) ASSOCIATION

Minutes AGM | July 15, 2017

MINUTES: WOLFE LAKE (WESTPORT) ASSOCIATION'S ANNUAL GENERAL MEETING
DATE: SATURDAY, JULY 15, 2017 | 9:30 AM-11:59 AM | LIONS CLUB BEACH, WESTPORT
BY: ADRIANA GAMBAROTTA & PAUL THOMPSON



OPENING: President Paul Thompson opened the meeting at 9:30am, with approximately 50 members present. He advised that the meeting format had to be altered due to a Lions Club Hall booking mistake and that due to an extensive agenda the meeting would have to be conducted at a steady pace to leave time for discussion. Paul then introduced the guest speakers:

-**Ms. Pat Barr** for the South Frontenac Township mentioned that the increased spring precipitation brought increased road work to remedy wash outs on several roads sections. Nevertheless, she was satisfied about the work done. She also was satisfied in the management of the garbage removal but informed about delays in the restructuring of the Fermoy Hall due to asbestos presence inside the structure.

-**Mr. Ron Pollard**, from Rideau-Lakes Township, briefly gave an update on landfill and gravel roads management. He also spoke about the results of the municipal audit and a small surplus in the budget.

Paul asked Mr. Pollard about the status of the 14-lot subdivision pro Wolfe Lake (Westport) Association, proposed by George and Dana McCullough. Mr. Pollard advised that the application was in the hands of the County now and the township role had simply been to receive it, hold the initial meeting on behalf of the County and then pass it along for County review and approval.

-Parks Canada/Rideau Canal staff **Mr. John Festarini** (Associate Director of Ontario Water Ways), **Mr. Richard Fowlie** (Southern Sector Manager of Operation) and **Mr. Abul Kashen** (Water Management Engineer) made a presentation about Rideau Canal Water Management and then were available to answer numerous questions and concerns from the floor regarding the management relating to Wolfe lake specifically. They addressed concerns of low water levels in Wolfe Lake during the 2016 spring and summer seasons by offering an in-depth presentation of the daily work done to monitor water levels, according to precipitation levels, moisture and temperatures fluctuation.

Mr. Fowlie, responsible of the dam's operation and water levels of the Upper Rideau wanted to underline that Parks Canada alters water levels of reservoirs keeping in consideration public safety, the environment, fishery and navigation along the Rideau Canal, from Kingston to Ottawa. In response to several questions regarding the depletion of Wolfe lake and Bob's lake and the exemption of Sand lake, whose level remains constant, Mr. Fowlie explained that Sand Lake is not part of their control system and the flow over dam there was put in by the Province of Ontario. Parks Canada is guided by old legislation and manages only the lakes involved in the original design.

Other questions were asked about the possibility of again reaching low water levels in future years. Mr. Fowlie admitted that it could happen depending on the needs of the system to maintain the 5' draft for marine traffic. Mr. Festarini intervened confirming that Parks Canada mandate and governing legislation may be reviewed and updated and there will be consultation prior to those changes.

After the departure of the Rideau Canal folks Paul spoke about the Coalition for Equitable Water Flow (an association of Cottage Associations relating to the Trent Canal System) that deals with the Trent System and suggested that may be a direction Cottage Associations dealing with the Rideau Canal should take to have success providing input about how water level guidelines are determined. He asked people to think about this for possible action next year.

AGM MINUTES 2016: Member **Barry Charnish** moved (seconded by **Glen Ewen**) that the minutes for the 2016 AGM be accepted. The motion was seconded and passed.

PRESIDENT'S REMARKS: Paul told those present that several valuable key volunteers have retired from the association executive after many years of loyal volunteer work; Jim Buchner, Shirley and Glen Ewen and Duncan MacDougall. Members were invited to consider volunteering to help fill the void left by those retirements.

Paul also explained the constitution limit of three years for any one person to hold the position of president, vice-president or treasurer's and so 2017/2018 would be this last year as president.

UPDATE ON EURO-ASIAN MILFOIL INFESTATION: Paul advised that Eurasian Milfoil has returned to the bay in front of his home after apparently being controlled by the privately purchased milfoil weevils in 2016. The search continues for a reliable solution to infestations of these invasive plants example the 3-party pilot project at **Bruce Maynard's** property with **WeedsBgone**.

REPORT ON LIABILITY INSURANCE FOR THE DIRECTORS AND ASSOCIATION: **Bill Garland**, the vice-president has given a summary of the coverage options to protect the association and Board from liability. The members present supported the Boards decision to purchase the insurance endorsed by the **Federation of Ontario Cottage Associations (FOCA)**. (See attachment 1 for more details.)

FINANCIAL AND MEMBERSHIP REPORT 2016: **Gord Moore**, treasurer was absent due to family health issues. Paul read from an emailed report prepared by Gord that the association started 2016 with a bank balance of \$4,939.19. The 2016 revenue totaled \$3,231.31 from memberships. Total expenditures were \$3,937.87, therefore balance as of January 01, 2017 was \$4,232.63.

Gord writes that there is \$345 in the Pay pal account which has yet to be transferred and \$180 in cheques and cash in Gord's possession. All this will be deposited to the bank account along with the renewals that are paid at today's AGM.

Paul calculated that the Balance on July 15, 2017 to be either \$6152.84 OR \$6,677.84 depending on whether the \$345 in PayPal and \$180 Gord has in cheques were included in the balance he provided.

COMMENTS ON THE ASSOCIATION'S NEW MAGAZINE: The President asked **Anna Rijk** to say a few words on the new Magazine. She thanked Shirley Ewen for her work in the past, and explained the updated newsletter is the way to go forward, raising awareness of the Wolfe Lake Association in the wider Westport community, and increasing the visibility of the good work of the association. Anna pointed out the next issue could be expanded with at least 4 more pages, and informed the audience of the development of an e-mail News Flash to be introduced this summer, with the intend to distribute each month Association news and updates . She also mentioned the media release of the launch of the Magazine, and that a copy of the press release was available on the table in the back of the room. Finally, she showed a marketing card "**Be a Member | Be a Friend**", briefly explaining the concept of Friends, for Les Kom to give more details. After the meeting the cards were distributed to many members, who promised to hand them out to interested folks in the community.

The audience has agreed on the revitalization of the annual magazine.

The advertising space links the association to local businesses and informs a broader public of the association initiatives and its environmental involvement. The president and audience unanimously thanked **Anna Rijk** for taking on this initiative (editor & organizer) and **Margie Manthey** (contributor and proof reader) for the accomplishment.

Mentioned was the development of caps, t-shirts, golf shirts and hoodies with the Wolfe Lake logo printed or embroidered on all items. Anna prepared order forms (available on the table at the back of the room). She intends to inform all members via a News Flash mail (second half 2017) with updates and how final orders can be placed. (She needs at least 12 of each to be able to offer the apparel for acceptable costs.). Regarding new activities: Anna promised to distribute more details of the upcoming fall walk on October 7 closer to the date.

NEW MEMBERSHIP CATEGORY FOR FRIENDS OF THE ASSOCIATION: **Les Kom** has proposed a new resolution (see attachment # 2) for a membership of non-owners at a reduced fee of \$25, that does not entail a voting right but that will instead allow friends to benefit from the association work in resolving various issues related to Wolfe Lake or Green Lake. This motion would need a modification of the association constitution. Different comments from the audience have indicated contrasting solution like a nominal membership with no fee but with the request of a donation and an extension of the membership as friends to businesses with an increased fee.

The former suggestion may attract more people to join the association as friends more than a discounted fee and the latter one may significantly increase the association revenue.

Still in discussion is the size and the price for advertising space on additional pages of the magazine to be allotted to friends of the association.

WATER QUALITY REPORT: **Daniel Spitzer** informed the audience of the good water quality of Wolfe lake. He collects water samples 6 times per year at different locations and monitors water quality for the **Ontario Ministry of the Environment and Climate Change | Lake Partner Program**. He provides assistance to and works together with the folks of the **Rideau Valley Conservation Authority**.

Satellite images of the lake graciously obtained with his experience and skills give a clear report of areas and the level of algae and Euro Asian Milfoil infestation. **FOCA** also fully supported Daniel's project on Euro Asian Milfoil and granted the association of the full amount requested to cover the purchase of a water proof camera and a GPS.

FISHING REPORT: **Margie Manthey** reminded the audience about the restrictions on fish sizes allowed for the catch in order not to deplete the lake of reproductive stages strictly linked to the body size of walleyes. Even if the spawning season was late, the bass population is increased. She stressed the importance of feedback from member's observation during fishing.

Margie also wanted to remind about new restrictions to avoid invading species spreading as not using baits collected from a lake or fishing equipment used in a lake to be used to fish in other lakes. These restrictions are to protect fisheries from disease-spreading vectors.

ELECTIONS: Elected for another term were: **Paul Thompson** (president), **Bill Garland** (vice-president, **Gord Moore** (after several years will step aside as treasurer but remain as a Director at Large), **Adriana Gambarotta** (Secretary), **Roy Chisamore** – Lake Navigation Aids Director, **Anna Rijk** – Communications Director, **Daniel Spitzer** – Water Quality Director, **Les Kom** – Membership Director, **Margie Manthey** – Fishing Director, **Brian Manthey** – Director at Large, **Bill Hutchison** – Director at Large. **Roy Sunstrum** remains past president with no need to elect.

Two new directors at large for the 2017-2019 term have been elected from the members in attendance. We thank **Peter Neve** and **Erik Behre** for joining the association directors. Peter Neve agreed to assume the role of treasurer following the mandatory audit, Erik Behre will be a Director at Large. The motion to elect the two new board members was made by Roy Sunstrum and seconded by Berry Charnish. Their election was unanimous.

ADJOURNMENT: The meeting was adjourned at 11:59am.

ATTACHMENTS: 3 (see next pages)



Federation of Ontario Cottagers' Associations

**FEDERATION OF ONTARIO COTTAGERS' ASSOCIATION
INSURANCE COVERAGE HIGHLIGHTS**

Both the current Board and past Boards of the Wolfe Lake Association have discussed liability concerns especially concerning our shoal marking program

Last fall the Board sought opinions from 2 solicitors as to whether they felt Association and Directors insurance was needed. Both lawyers highly recommended the association should have liability and directors insurance.

The Federation of Ontario Cottage Associations offers insurance for Ontario cottage associations:

Commercial General Liability - for FOCA member cottage associations

Directors and Officers Liability - for directors, officers, volunteers and employees of cottage associations

FOCA Commercial General Liability

Policy provides for a limit of **up to \$3,000,000.00** per occurrence to protect our Association for compensatory damages because of "bodily injury", "personal injury" or "property damage".

It also provides coverage for legal costs to "defend" our Association against claims.

Medical Coverage - A \$10,000.00 Limit for medical expenses for injuries to a third party or volunteer.

Tenants Legal Liability Coverage - Up to a \$500,000.00 for premises rented by the association

Abuse Limited Liability Coverage - Up to \$250,000.00 for bodily injury arising out of "abuse", such as physical, sexual or mental abuse.

Non-Owned Automobile Coverage - to indemnify the association against liability from the use or operation of any automobile not owned by the association, resulting from bodily injury, death or damage to property

The annual premium for FOCA's General Liability Insurance is \$ 624

FOCA Directors and Officers Liability

Policy provides for a limit of up to \$3,000,000.00 to protect the associations Directors and Officers or employees and volunteers (acting on behalf of the association), for claims made for "wrongful management acts"

The annual premium for the Directors and Officers Liability Insurance is \$ 272

Directors and Officers insurance is only available to lake associations covered by FOCA's Commercial General Liability insurance.

Similar insurance coverage purchased directly from insurance companies was quoted in excess of \$ 2,000 per year.

The Board has approved the purchase of both FOCA insurances.

The association has sufficient funds to cover the cost of this insurance.

ATTACHMENT 2 –JOIN THE ASSOCIATION AS A FRIEND

Resolution re: **FRIENDS WITH BENEFITS**

Whereas Article III of the Wolfe Lake (Westport) Association constitution provides that “Persons who are not lot owners on Wolfe Lake or Green Lake may join the Association as non-voting members,” and

Whereas the Directors and Membership of the Association wish to further enhance the support of, and interest in, the goals and achievements of the Association by offering a non-voting membership to the broader community:

Be it resolved:

- That the Association hereby establishes a non-voting category of membership known as Friends of the Wolfe Lake (Westport) Association, open to persons who are not lot owners on Wolfe Lake or on Green Lake.

- That the Annual Membership Dues be set as \$25, and

- That the Friends Membership entails various benefits as established from time-to-time by a majority vote of the Directors or of the voting Membership .

SUBMITTED BY: Les Kom, Director of Membership at the AGM | 2017

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