

Clear Lake Property Owners Association Minutes for the July 2006 Annual Meeting

32 People in Attendance

Welcome by Ron

Minutes for 2005 – Tara read the 2005 minutes.

Motion to accept the minutes.. Bill Barker 1st, Jane Bosley 2nd.

A side note on the 2005 minutes. : After they were passed, Tara explained what happened after the association approached Randy re: ski course. “Randy has asked that if anyone has a problem regarding the ski course to feel free to contact him and he would be more than happy to discuss any issues with you. He is listed in the Address Listing.

Water Testing

Mike Logan was supposed to talk about the water testing results. He did not show up, so John Frame and Bill Barker discussed water testing.

- Water samples are taken from 5 locations (each end and each side of the lake as well as one from the middle). These samples are then taken to be tested by Mike Logan as part of the Muskoka Lakes Association Water Quality Initiative .
- We tested primarily for e-coli and results were at the top of the scale for Muskoka
- Though we didn't ask particularly for clarity, it was done and was also at the top of the scale for Muskoka
- Bacteria counts were found to be in the low middle end of the scale for Muskoka- -but please bear in mind that the counts for Muskoka were much higher than usual because of the long hot summer, so we were not really all that bad after all.

We have high levels of phosphorus. Why is that? - Could be caused from detergents, fertilizers, and shoreline erosion. Reminder to use phosphate free soaps. These can be purchased at local stores. Read the label to see if it says phosphate free.

- Last year we were reported the 2nd best lake this year we are “over threshold”.
- On June 24th the water temperature was approx 72 F. This is apparently normal.

Fish

There is an increase of Pike in the lake. A 42inch Pike was caught.

Treasurers Report: read by Sharon.

Motion to pass: Joan Wood – 1st, Barry Goldblatt –2nd.

**Note Sharon also noted that there are 138 cottages on the lake, 114 memberships.

Regatta & Augustfest: Volunteers required and needed. Please see Gary Deathe after the meeting or Renee Buckley re: Augustfest and Chet Fletcher re: Regatta. There was discussion regarding the intent of Augustfest. It has always been intended to be a “community gathering” rather than a moneymaker. We usually break even or make a minimal amount of money.

Results of the Regatta: Discussion regarding whether the results of the Regatta should be published in the local paper. Last year we had to pay for them, and going forward we will have to continue to pay for them, unless we can get a local business to sponsor them. Tara approached many local businesses in Torrance and in Bala last year and we could not get a sponsor. This led to a discussion about a Clear Lake Web Site, and maybe they could be posted there instead. Motion by Bob Cleverdon, 2nd – Cheryl Carruthers: “The Regatta results should be submitted to the paper for publishing.” This went to a vote. Vote: 30 to 2 in favour of the results being published in a local paper.

Garbage: Reminder that garbage day is now on Monday. Garbage is to go out on the morning of the garbage day, NOT the night before. Unless you have a METAL tidy bin, animals will be able to get into your garbage. If your neighbor leaves garbage out, that is subsequently eaten by animals, and spread all over your property, please speak to them one on one first. Maybe just making mention of it will eliminate the problem. If this doesn't work, you can call the local by-law office. If the bylaw dept. comes in and has to clean up garbage that was put out prematurely, they will add a “clean up fee” to the property owners tax bill.

Insurance: Insurance is required in order to protect the Association and the Directors and Officers of the association. There are liability issues regarding marker buoys, regatta, Augustfest, water testing. This year we are now allowed to indirectly discuss water testing with a disclaimer. Please see the notes on the disclaimer and water testing in the 2006 Newsletter that was just sent out to every cottage on the lake.

Cottage Lights: Question from the floor: Can we please keep in mind to keep our cottage lights low, minimizing wherever possible, and not pointed upwards to preserve the beauty of the night sky.

Comments from the floor: There were problems with cottage break-ins, and the police department has recommended that sensory lighting be installed to deter intruders.

Loons: A reminder to keep a distance from the Loons. Even in a canoe or non-motorized boat. If the babies are separated from the parents, they could potentially be abandoned.

Minutes of the annual meeting: A motion was proposed by Bill Barker 1st, Suzanne McClennan 2nd that : “The minutes of the annual meeting be available at either Regatta or Augustfest”. This motion was passed with a vote of 32 to 0.

Wakeboarders: Motion by Bill Barker 1st, 2nd –Joan Wood. “ That the association seek the cooperation of the wake boarders to use the middle of the lake rather than to go along the shore to minimize the wake action on shore.” Shore erosion is becoming a serious problem and contributes to poor water quality. This motion was passed with a vote of 32 to 0.

As a side note: Chet Fletcher did mention that the lake is a body of water that the board and the Association have no control over. We can ask people to do things, but we do not have the authority to enforce any suggestions, or even motions that are passed.

Web Site: Brian Ternoway is prepared to take a leadership role for developing a website. It can be done at virtually no costs, except for the hosting costs. A motion was put forth by Bill Barker, 2nd – Chet Fletcher : Motion: “To give the executive the authority to investigate the cost of a website, and move forward on a decision. Vote: 32 to 0

Cottage Association Dues: Question from the floor: If a cottage association member doesn't pay their dues, do they get a newsletter and member roster?
Every cottage receives a newsletter. Member Rosters are available at the Annual Meeting, Regatta and Augustfest. The board itself would not pass out a roster to an unpaid cottager.

Question from the floor: What if we had a list of people who didn't pay and had a few people call and explain to these people what the association was all about.
-If you are interested in helping in this matter, please see Sharon Cleverdon.

Beavers: A family of beavers cleaned out 50 to 60 little saplings and many other trees at “Stromberg's point”. Beavers were a nuisance, but they seem to have gone. (we think)

Thank You to Camp Pinecrest: We thanked the camp for allowing us to once again use their facilities, and for the staff that helped direct us in. Ron Algate will call the camp directly to thank them again.

Election Year:

Brian Ternoway was elected to the board.

A motion by Bob Cleverdon, 2nd- Hal Pegg : Motion that the slate of CLPOA executive members as outlined by Ron be accepted and elected for the two year term July 2006-2008.

Past President: Bob Cleverdon

Past President: Keith Villamere

President: Ron Algate

Vice President: Chet Fletcher

Vice President: Gary Deathe

Vice-President: Brian Ternoway

Treasurer: Sharon Cleverdon

Secretary: Tara Carruthers

Vote : 30 to 0 in favour

Statement from the floor: Thanks to the executive for all their hard work

Motion to adjourn the meeting by Bob Cleverdon, 2nd – Gary Deathe