

Clear Lake Property Owners' Association

MINUTES OF 2015 AGM

July 4, 2015, at Torrance Community Centre

An attendance sheet was not circulated but estimated attendance was 50. Members of CLPOA Board of Directors present: Dennis Cartwright, President; Michael McClennan, Vice-President; Ron Algate, Treasurer; Suzanne McClennan, Director; Marg Kenwright, Secretary. Absent with regrets: Charles Wilkins, Director.

OPEN 10:20am Dennis Cartwright welcomed everyone and asked any speakers to announce their names and addresses for the minutes. New property owners were welcomed to today's meeting:

Des and Sue Patton, 1131 Ridge Rd

Erin Beckett, 1139 Clear Lake Rd

Lori and Neil Monkman, 1111 Ridge Rd

Holly Monkman, 1105 Ridge Rd

Dennis noted the passing of both Marie Cleverdon and Triff Manning, members for many years of the Clear Lake community. On behalf of CLPOA membership, he extended sympathies to each of their families.

Dennis acknowledged the important contribution of those who are not on the Board but volunteer to perform various duties, specifically:

Sharon Cleverdon, Membership Chair

Brian Ternoway, Director of Communications, CLPOA website

Ian McClennan, Webmaster, CLPOA website

Sandy Gribben and Janice Feller, Clear Lake Road Committee

Bob Cleverdon and Sharon Cleverdon, who facilitate MLA water testing of our lake

Paul Trayes, for installing and maintaining water depth safety buoys

Anisa Chernecki and all helpers for operating last year's Regatta

MINUTES: Minutes of 2014 AGM had been distributed to property owners by email. They are posted on the CLPOA website and several hard copies are available today. Hilda Thomas moved the minutes be accepted as presented and Rod Davey seconded the motion. All in favor.

TREASURER'S REPORT: Ron Algate presented the 2014 Financial Statement (attached to Minutes) and moved that they be accepted. Motion seconded by Erin Beckett. All in favor. Ron noted some confusion with sending membership fees online but all is being sorted out by the TD bank. There is no problem with email (e-transfer) membership payments.

BUSINESS: Ron made the motion, as per Section 56 of our By-Laws (General Disbursement), that the \$1,500.00 cost of this year's liability insurance premium and all other expenditures listed in the AGM Agenda be approved by the Membership. Bob Cleverdon seconded the motion. The insurance covers liability not only for Directors, but for all property owners, in respect to the use of the future boat dock at the public ramp and for Association activities such as the Regatta. Liability for the use of the ramp itself is the responsibility of the Township of Muskoka Lakes.

GUESTS: Dennis introduced and welcomed representatives of our township's Council: Don Furniss, Mayor of the Township of Muskoka Lakes; Ruth Nishikawa, District and Township Councillor Ward A; Donelda Kruckel, Township Councillor Ward A; and Sandy Currie, Township Councillor Ward A.

YMCA UPDATE: Dennis related that the YMCA applied for expansion in November 2010 and that its 2014 site plan proposal was turned down by the Township. YMCA appealed to the Ontario Municipal Board (OMB) in September, 2014. There were three Parties and three Participants in opposition to the appeal. The Parties were Township of Muskoka Lakes, Clear Lake Property Owners' Association and Michael McClennan; the Participants were Gull Wing Lake (represented by Bob Stephens), Echo Lake (represented by Gray Cavanagh) and Michael Silver. Michael Silver encouraged mediation and in March of 2015 was successful in bringing the opposing sides to agreement. The resulting "Minutes of Settlement" (MOS) cover commitments of the YMCA and the Township to appease residents' concerns about increased traffic.

In response to attendees' interest at this meeting, the Executive will distribute the MOS (attached to Minutes) to Clear Lake property owners on request.

CLEAR LAKE ROAD COMMITTEE PRESENTATION: (Attached to Minutes) Sandy Gribben and Janice Feller reviewed issues regarding expansion of YMCA Camp Pine Crest.

ISSUE #1, INCREASED ROAD TRAFFIC: Concern is about the wear on Clear Lake Road from increased heavy service vehicles over the underground pipes and the imposed danger of increased traffic and speeds on blind corners and narrow passes. They have delegated to Council, asking for cooperation to find a solution to the problem.

ISSUE #2, PUBLIC RAMP ACCESS: Hours of operation are posted but as yet there are no other signs promised by Council such as 'No Parking', 'No picnicking/fishing/swimming'. Boaters must be informed not to use private properties, as some have already done so this season.

As agreed in the MOS, the YMCA has committed to: 1) participating with Clear Lake Road Committee; 2) restricting new construction after June; 3) making use of buses instead of cars as much as possible; 4) placing safety stewards at blind corners; 5) making a financial contribution to a new access road from Hwy 169.

In June, 2015, YMCA Camp Pine Crest Facility Manager Coel Balmer met with Ruth Nishikawa and Sandy Gribben about reducing traffic and speed. Sandy thanked Coel for stationing staff at the roadside, helping to keep speed of cars to a minimum. Clear Lake Road Committee will meet with Gull Wing Trailer Park operators to ask for their cooperation in the same regard.

Questions to Council, CLR, Camp representatives:

- *Is a Road Traffic Study on the agenda?* Councillor Nishikawa answered no, once new director of public works is at Township, they will deal with putting this issue on the budget agenda.

- *Has the site plan for the next 25% increase to the Camp been approved?* Councillor Nishikawa said no, only the MOS has been received. Mayor Furniss said he has not received MOS with OMB signature. There is no resolution yet about the site plan.

- At July 21st delegation to Council, CLPOA will request commitment for research and funds in 2016 for a new road to be cut from Hwy 169 for Camp access.

- Mike Silver, 1139 Ridge Rd noted the Good Neighbor clause in the MOS – each party commits to maintaining water quality, reasonable noise level, vegetation, environmental integrity

-John Cleary, 1166 Clear Lake Rd asked whether the camp might be a conference centre. Facility

Manager Coel Balmer answered it is not a conference centre, that since 2010 the only conferences have been camp-focussed (counsellors and youth groups, family groups).

BOAT RAMP: Mike McClennan stated that although the new public boat ramp has been repaired four times, it is marginally viable. The ramp is too steep and the gravel will continue to wash out in the Spring. We were told the ramp was approved for cement, but the previous public works director opted to try gravel to see if it would work. At the July 21st delegation to township, CLPOA will request the cost for installation of cement be approved in the next budget. Mike Silver requested that no salt be used in the winter on the road, especially if a cement ramp, because of leeching into the lake.

SIGNAGE: Hours of use are posted, but a No Parking sign, which was agreed to by Township, is not present. Mike McClennan wondered if Bylaw Enforcement contact number 705-765-3156 may be posted, so that reports can be made of trailers parked at the ramp. Ruth suggested having to go through township for permission to put up any signs. Erin Becket wondered if the wording on the sign could be “Public Boat Access” instead of “Public Access”. Bob Cleverdon noted it will be far more difficult to tow boats up the gravel ramp than it has been to lower them into the lake; Paul Trayes agreed that the gravel will wear away leaving the rock drop-off and cement is needed this year. Mayor Furniss said when request was made for the ramp, Council did the environmental assessment and it was engineered based on cement. He asked Ruth why it was not used. Ruth said half of the people didn’t want a ramp in case many of the public came on to the lake so the ramp was made difficult as a deterrent, even with cement would be steep. Bob Cleverdon said 99% of users are lake residents, that there have always been a few members of the general public coming onto the lake in any case. Mike McClennan repeated we did not ask for gravel, the previous public works director would try gravel, but the ramp information was circulated as pre-cast concrete. Gaylen Silva noted that the water level will be even lower in the fall, and offered to draft a letter for cottagers to forward to Council, requesting the issues discussed today. Brett Callighen was told by a marina driver a regular car would end up in the lake – use only a 4-wheel drive vehicle with high clearance. Mike Silver noted the positive aspect that it is no longer necessary to drive the length of the road to turn around, so less clutter from trailers. Lori Monkman said it will likely be fixed properly since gravel doesn’t work. Ruth reminded us of last year’s meeting where people had mixed concerns. Paul Trayes noted that we now have the ramp and the current issue is for it to be useable. He reinforced the warning ‘stay to the right, away from rocks’. Mike McClennan said the floating dock will be situated over the rocks and that will help. Hal Pegg said there have been people fishing at the ramp and using the Pegg property, so the sign should include statement about no public use of the dock other than for boat launch/retrieval. Mike McClennan said the delegation July 21st to Council will include asking for some vegetation to shield the Pegg property from the ramp. Mike asked us to spread the word to respect adjoining properties – tell our renters and guests. Brett Callighen asked, could we make a list of do’s and don’t’s for renters and guests? Mike suggested we revise or add to the set of Clear Lake rules already on display in most of our cottages. Hal Pegg said it is not generally a problem, that the main thing he would like to see on the sign is ‘No Parking’. Mike McClennan thanked everyone for their comments and will put an update on the website.

WATER TESTING: (Clear Lake Water Test 2015 Attached to Minutes). Bob Cleverdon stated this is the 10th year he and Sharon Cleverdon have collected water samples for MLA, since MLA was formed. 188 lakes, including the Big Three, are scheduled each year for testing for E-coli (bacteria),

Phosphorous (if high can promote algae), Coliform, Secchi (clarity) and Temperature. Last results from our lake are attached to the Minutes, available on request. The cost of testing is less than \$1,000 per year (\$840 this year). Discussion followed. Erin Beckett – *How can we reduce phosphorous?* Bob answered Proper Septic Systems, Leave Shoreline Vegetation, No Fertilizer. Ruth suggested look at **Watershed Council** website for information about environment. Don Furniss suggested natural phosphorous baseline won't be eliminated, but we all can reduce any negative human effect. Bob Cleverdon stated our lake is within threshold. Sharon Cleverdon suggested please do not feed geese and discourage them from going into open areas around our lake. Karen McWilliams (regarding geese) warned cottagers to be careful with their dogs, geese can be extremely aggressive and dangerous. Asked whether beavers affect our water quality, Sharon Cleverdon said they are not a focus of MLA. As far as beavers being destructive of property, District Councillor Ruth Nishikawa suggested local trappers can be hired to remove beavers. Councillor Sandy Currie suggested **Muskoka Lakes Association** can be linked to CLPOA website to make information easily available to cottagers. There is equipment available to protect trees from beaver activity. **Muskoka Conservancy** has information to improve property conservation. There is help to protect against damage from wildlife such as geese and beaver.

2015 REGATTA: Heather Cartwright today recruited 6 helpers for the Regatta, to add to the 2 Sharon received through the Volunteer sheets. Heather asked for more volunteers because 8 is not enough to run the Regatta. Several families have organized and run the event for many years and it is time for others to come forward. Heather thanked Mike Silver for generously offering his lakefront this year as the Regatta's location, but if volunteers don't come forward by July 18th, the Regatta will have to be cancelled this year.

GENERAL DISCUSSION:

- CLPOA website – please keep contributing photos and information
- Nancy Polito mentioned she saw a boat chasing geese, please do not harass them
- LOST & FOUND – a large black pipe (water intake?) floating at Traves' raft, now at Gary's, please claim
- FIREWORKS - Ruth was asked whether there is a by-law against fireworks because it seems they are being set off too frequently. To be discussed.
- BAKE SALE - Zion Presbyterian Church in Torrance is having their Bake Sale – please support them after the meeting.

NEW BUSINESS: BENTHIC MONITORING: Suzanne McClennan has been involved in finding out about benthic monitoring and has arranged for collection from our lake and counting 'macro organisms'. Mainly a learning experience for children, but of interest to people of all ages. Let cottagers know that August 9th a location will be decided and August 10th there will be collection and counting. General agreement to involve anyone from Camp Pine Crest who is interested to take part.

ADJOURNMENT 12pm: Bob Cleverdon moved that the meeting be adjourned, seconded by Sandy Gribben.

Note: Attachments to Minutes are available to Clear Lake Property Owners on request.