

CLEAR LAKE PROPERTY OWNERS' ASSOCIATION

**MINUTES**

**ANNUAL GENERAL MEETING**

JULY 2, 2016

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Present: Board Members **Ron Algate, Charles Wilkins, Dennis Cartwright, Suzanne McClennan, Michael McClennan, Marg Kenwright**; approximately **65 cottagers**; District and Township Councillor **Ruth Nishikawa**, Township Councillors **Sandy Currie, Donelda Kruckel**. 53 Voter cards were distributed.

**OPEN 10:15am:** Dennis Cartwright welcomed everyone and introduced new CLPOA Members Scott and Christine Andrews.

A moment of silence honored the memory of Sheila Dell, Dr. Hal MacBain, Jim Trayes, Diane Silver.

**PRESENTATIONS:**

1. **Donelda Kruckel** (TML Councillor/Deputy Mayor) read a message of greeting from Mayor Don Furniss. Councillor Kruckel listed activities in Muskoka Lakes that are free of charge, such as VON exercise program in the Community Centres, Tennis, Trails, Libraries and library programs. The complete list is attached to Minutes and is available on CLPOA Website.

2. **Coel Balmer** (YMCA Camp Pine Crest) said there will be no construction at Pine Crest this season except August repairs to a roof. Campers arrive on Sundays and leave on Fridays. Deliveries are scheduled for mid-week only. On the Camp's behalf, Coel works with the Clear Lake Road Committee toward traffic reduction and healthy lake practices.

*Questions:* Jiri Skopek – Is overnight camping allowed in the Barrens? Ruth Nishikawa answered that overnight camping is allowed, being part of the description of use at inception. Coel said Pine Crest campers tidy the area if they find debris and can work in conjunction with TML Trails Committee to repair and build boardwalks.

Mike Silver – suggests a new 'slow down' sign at the mouth of the bay to Camp Pine Crest would alert people to reduce speed. Coel said most boaters have been respectful but a new sign will be made.

3. **Greg Knight** (Clear Lake Village Resort) Development Plan of Clear Lake Village Resort was distributed by email prior to the meeting to the membership. Five years ago, five cabins had been constructed and also the new septic system was installed to accommodate future development. Cabins are set back at least 100 feet from roadways. To reduce lakefront activity, the volleyball court will be moved farther back into resort property where there will be a swimming pool. Construction planned for late Fall 2016 and completion before Summer 2017.  
No questions from the Floor.

**MINUTES** – Dennis asked for a motion 'Not to read the 2015 AGM Minutes but to accept them as distributed by email and by post with the 2016 Newsletter and on CLPOA Website. Greg Knight so moved and Gaylen Silva seconded. Carried.

**FINANCIAL REPORT** – Ron Algate moved that the financial report be accepted as previously emailed or sent by post to Members. Suzanne McClennan seconded. Carried. Attached to Minutes, available on CLPOA website. Dennis Cartwright moved to waive independent review of the financial position of CLPOA as required by our By-Law. It was seconded by a Member (name not legible in handwritten Minutes) and passed.

**MEMBERSHIP** – Sharon Cleverdon reported 88 paid Memberships (57 prior to AGM and 31 members paid at the meeting). Last year at this time there were 90. Typically, 130-135 Memberships are paid yearly, 132 last year. A reminder will be sent to cottagers who have not yet paid or haven't supplied email addresses.

**DISBURSEMENT OF FUNDS** – Ron Algate requested permission from Members to pay approximately \$1400 Insurance Premium and costs for Regatta, MLA membership, and Water Testing. Brian Ternoway moved that CLPOA Members give permission to pay these costs and Suzanne McClennan seconded. Carried.

**CLEAR LAKE ROAD COMMITTEE UPDATE** – Sandy Gribben stated that over the last five years our attention has been to reducing traffic along CLR. Our efforts culminated with Ontario Municipal Board (OMB) Minutes of Settlement which bound both parties, YMCA and Township of Muskoka Lakes, to initiate and fund a study to seek alternative route(s) from Muskoka Road 169 to the YMCA Camp Pine Crest. The study is not yet complete. There will be public consultation if a new road is considered. Clear Lake Road Committee will continue to work with YMCA Camp Pine Crest and Gull Wing Trailer Park about traffic and speed reduction. Sandy's report is attached to Minutes and is available on CLPOA website.

**BOAT LAUNCH UPDATE** – Mike McClennan described the launch's final cement construction which has less incline than original gravel launch had and reaches farther into the lake. After consideration by Bob Cleverdon, Mike McClennan and others, it was decided the launch is not conducive to a floating dock after all. Mike moved to put the purchased dock modules up for sale since they can't be used, and Erin Beckett seconded the motion. Carried.

A sign at the launch states hours of use are between 9am and 1pm and 'No Parking' signs are up. Mike stressed the short hours of operation benefit all cottagers and we should ask marinas and our guests to strictly follow them.

*Questions:* Brian Ternoway asked the value of the dock for sale. Ron Algate answered it is a 'Jet Float' modular plastic, enough to create a 12'x12' area. CLPOA purchased it for \$2,400.

Dean Parker asked how far the signs were installed along the road. Dennis said they are at intervals, to 200 metres from the launch in both directions. They are unobtrusive but some thought not visible enough. Clear Lake Road Committee will look into need for larger or more signs.

**WATER QUALITY REPORT** – Bob Cleverdon noted the importance of preserving and improving the quality of our lake water and that Testing represents 25%-30% of our revenue. This is the 12<sup>th</sup> year CLPOA has participated in the Muskoka Lakes Association's testing program and the 10<sup>th</sup> year that Bob and Sharon Cleverdon have managed it for us. In 2015, the usual four locations on the lake were monitored on four weekends. Low E Coli levels were even further reduced. Phosphorous test this year showed great improvement with a reading of 5 as opposed to 13 in 2014. The Secchi test showed clarity at more than 6 metres. Full Water Quality Test Results are attached to Minutes and are available on CLPOA website.

*Questions/Comments:* Bob Wright suggests besides geese, cormorants negatively affect the lake – they are nesting toward south end of the lake. Mike McClennan says there is a Bill in process to remove cormorants from the endangered species list. Mike Silver asked why there was a major reduction in E Coli reading in Little Bay. Bob Cleverdon thinks it's explained by fewer geese on the lake. Gaylen Silva and Paul Traves both recommend reflective flags/tape to deter geese from approaching property. Erin Beckett asked why phosphorous is not tested in all areas of the lake. Bob Cleverdon explained levels have been historically good and it is a matter of reduced cost to skip a few years. Charles Wilkins noted the heavy pollen this year indicates healthy vegetation around the lake and is a positive thing.

**REGATTA** – Saturday, July 30 at the Cleverdon's dock (1072 Clear Lake Road)

Heather Cartwright thanked those who have volunteered, but addressed the need for a 'Co-ordinator'.

Anyone willing to help with food or in the water or with prizes should email [executive@clearlakemuskoka.ca](mailto:executive@clearlakemuskoka.ca).

**WEBSITE** – Dennis reminded us to visit [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca) and to contribute photos and lake information. Thanks go to Ian McClennan for being webmaster.

### **FISHING/WILDLIFE REVIEW**

Carolyn Schwartz reported recent catch of a 9-lb pike.

Mike McClennan – bear sightings. Be aware and don't leave garbage unprotected

Mike Silver – Far less sky glow at the south end of the lake, Mike was successful in getting Rio Can in Gravenhurst to reduce night lighting.

**COTTAGE WATCH** - No reports of break-ins.

On behalf of CLPOA, Dennis thanked those who are not Board Members but contribute greatly to CLPOA:

Sharon Cleverdon – Membership, tracking contact information and payment

Bob Cleverdon and Sharon Cleverdon – Water Quality Test volunteers, work with MLA

Paul Traves – monitors our marker buoys, anchors in Spring and removes in Fall

Ian McClennan – Webmaster of [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca)

Brian Ternoway – manages email blasts to CLPOA members

Clear Lake Road Committee – Sandy Gribben, Janice Feller, Mike McClennan, Charlie Wilkins, Hal Pegg, Philip Marshall, Art Rempel, Coel Balmer (YMCA Rep)

### **NEW BUSINESS:**

**a) Hydro One Tree Clearing** – Mike McClennan and Mike Silver

Muskoka Road 169 bypassed Torrance in the early 1970's and the area was clear cut. Cottagers in the vicinity planted trees as sound/visual buffer between Clear Lake Road and the highway. During the 90's and early 2000's a legal agreement was made with Hydro, keeping the trees from being cut – only trimmed away from hydro wires. In 2007 Hydro One scheduled clear cutting but the agreement was enforced. This year (2016) Hydro One again plans to clear cut several areas across the region. Mike Silver and Councillor Ruth Nishikawa believe the agreement is still enforceable and a lawyer has written to Hydro One explaining so.

*Questions/Comments:* Brian Ternoway asked amount invoiced for lawyer's letter. Mike Silver answered \$852.72. Cottagers in vicinity had agreed to plant trees and contribute to costs incurred. Bob Wright

offered to contribute to the cost of the letter. Scott Andrews asked where Hydro One has access to the series of poles and Mike Silver answered access is from the road allowance at Clear Lake Road. Scott also asked whether a threshold for expenses regarding this problem should be established. Dennis answered that any expense over \$500 has to be approved by the membership.

#### **b) Safety**

Bob Cleverdon suggests residents contact TML Council to find out details about reduced Fire Fighter service. Charles Wilkins urges boaters to always use an observer when towing people on waterskis or other equipment. Ron Algate reminded all to make sure watercraft is washed prior to launching, and that bilge has been emptied.

Dick Lister suggests using biodegradable cleansers for boats.

Bob Cleverdon suggests clean far away from lake to allow cleansers to dissipate into the ground.

**c) Lost & Found** - Paul Trayes found two boat jackets, Chris Hassel found a 10x12 raft – members can email [executive@clearlakemuskoka.ca](mailto:executive@clearlakemuskoka.ca) to post information on [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca)

#### **ELECTION**

**Clear Lake Property Owners Association Board of Directors** – Suzanne McClennan and Michael McClennan are retiring from the Board. Dennis complimented them on their many individual contributions to the Association. They have each served as Board Members over the years in several capacities and have generously given their time in consideration of Clear Lake.

Michael McClennan nominated four standing Board Members to serve another two years:

1. Ron Algate – seconded by Paul Trayes
2. Dennis Cartwright – seconded by Mike Silver
3. Marg Kenwright – seconded by Bob Wright
4. Charles Wilkins – seconded by Bernie Schwartz

New Board Members were elected as follows:

5. Ian McClennan, nominated by Brian Ternoway, seconded by Suzanne McClennan
6. Mike Silver, nominated by Phillip Syme, seconded by Carolyn Schwartz
7. Erin Beckett, nominated by Charlie Wilkins, seconded by Sandy Gribben
8. Gary Deathe remains Past President

Carolyn Schwartz thanked both Mike Silver and Mike McClennan for their work on behalf of cottagers.

**ADJOURNMENT:** at 12pm Dennis moved to adjourn and Paul Trayes seconded.