

Malcolm and Ardoch Lakes Landowners' Association (MALLA)
Annual General Meeting (AGM)

Meeting Minutes
Saturday, June 10, 2017

1. Attendance, Confirmation of a Quorum, Call to Order, and Opening Remarks

Glen Fowler, MALLA President, called the regular meeting of the MALLA AGM to order at 9:05 am on Saturday, June 10, 2017 at the property of Dan and Sheryl Weber, 1042 Muller's Point Lane. Quorum was confirmed.

Glen Fowler welcomed four guests.

- 1) Ron Higgins, Mayor, North Frontenac Township,
- 2) Gerry Martin, Ward 2 Councillor, North Frontenac Township,
- 3) Alyson Symon, Watershed Planner, Mississippi Valley Conservation Authority (MVCA), and
- 4) Eric Kohlsmith, Septic Inspector, Mississippi Rideau Septic System Office.

MALLA Officers in attendance:

- GLEN FOWLER, PRESIDENT
- BRENDA MARTIN, VICE-PRESIDENT, MALCOLM LAKE
- BRIAN SCHONAUER, VICE-PRESIDENT, ARDOCH LAKE
- PAULINE BLEEKS, TREASURER
- CAROLYN WACLAWIK, SECRETARY

MALLA Paid Members in attendance:

- CATHY POTTS
- BRIAN & ELAINE PALMER
- RICHARD WACLAWIK
- ALLAN & PAT JAMIESON
- BUD GRISWOLD & MARY GESSNER
- JOHN COOPER
- SANDY BURGESS
- GERRY MARTIN
- BARRY & PAULINE BLEEKS
- PIERRE & CARLIE RAINVILLE
- CATHY & TREVOR OWEN
- DAVID JOHNSTON
- KAREN & JEFF CANNONS
- KATIE McDONALD
- SHERYL & DAN WEBER
- RON & WENDY HIGGINS
- DAVID DOUCET
- WILLIAM GRAHAM
- ANNE HAMILTON
- KEN KIRK
- LISA RONDEAU
- SANDY WHITE

2. Approval of Minutes from June 18, 2016 AGM

The minutes from the June 18, 2016 AGM were presented.

Motion to Accept: Ron Higgins

Seconded: Barry Bleeks

All in Favour: Passed

3. Township of North Frontenac, Mayor's Update

- a) Communications: A more responsive communications plan was implemented last year. Social media training has just been completed. Facebook and Twitter should be active starting June 12th.

- b) Waste Diversion: The Township's cost for waste is skyrocketing, and the only items for which they are paid comes from paper recycling. Because everything else is removed from the waste sites for a fee, the Township is in a deficit situation. The sites are also seeing waste from outside the Township.
 - i. The new car tag system seems to be working and positive results are being seen.
 - ii. Currently waste diversion is at about 35%. The Township is hoping to increase to 58% this year and to 70% the following year.
 - iii. The "old" tag system is still valid for landfill.
 - iv. A green bin program is being planned.
- c) Draft Official Plan: In progress. County Council approval is slated for August 2017.
- d) Ardoch Lake Condo Development: A public meeting is planned for August with a second one in September. Details will be communicated as soon as more information is known.
- e) Planning: All development applications will now be going through the County Planning Advisory Committee.
- f) Ontario Municipal Board (OMB) – the organization has disbanded. Support and accountability will be transferred to the municipal level.
- g) Townships will be submitting a joint White Paper to all provincial parties in the lead up to the next provincial election. The intent is to highlight issues and positions for party platforms.
- h) Invasive Species – Wild Parsnip: The Township will cut and not spray.
- i) Invasive Species – Phragmites: The Township will be cutting phragmites in conjunction with neighbouring Townships.

4. Township of North Frontenac, Ward 2 Councillor's Update

- a) Congratulations were extended to Brenda Martin for receiving the successful grant application in the amount of \$10,672. These monies are going toward the Clarendon & Miller Community Archives, Historic Tours of North Frontenac Township.
- b) Taxation Summary: Some Ward 3 properties were devalued by MPAC, whereas lakefront taxes increased. We are seeing a substantial increase in the percentage of taxes going to police services.
- c) The current public works manager is retiring. A professional engineer has been hired.
- d) Since the hiring of the new fire chief there has been a noticeable improvement in staff morale. Volunteer firefighter registration is on the rise for the first time in many years. A part-time deputy chief has also been hired.
- e) July 22nd is the Essential Services Fair. Activities are being held at the new parking lot at the Ompah Rest Stop. Time is 10:00 am – 2:00 pm. This is a great opportunity to gain a better understanding of the people and services who support our community – and to see where our tax dollars are going.
- f) Over the weekend of June 3-4 Ompah hosted the Ontario ATV Club AGM. Over 50 clubs were represented. This was a great influx of cash into the local economy.
- g) Municipal Building Expansion: The decision was to expand on the current premises as opposed to the construction of a new building. Now that a solution to the water problem has been found, construction of the expansion can now proceed. Completion is expected by November 2017.
- h) The Township kindly donated some items as a free-draw. Winners were: John Cooper (cooler bag), Trevor Owen (mug), and Dave Johnston (mug)

5. Septic Information Session

The re-inspection program started in 2005 for properties on Kashwakamak Lake. The goal is to educate septic system owners and to identify malfunctioning systems with a way forward to correcting the problems. Generally 40% to 60% of faulty systems require a low financial investment to correct. The Ontario Building Code mentions 5 classifications:

- i. Class 1 – Outhouse or Privy System
- ii. Class 2 – Greywater System
- iii. Class 3 – Cesspool System
- iv. Class 4 – Commonly Known as Septic Systems
- v. Class 5 – Holding Tanks

The program itself is still on a volunteer basis only. That's not to say that in the future Townships could make these inspections mandatory. A reminder to everyone that remedial work for faulty systems is a much less expensive option to bridging the financial gap of undertaking a major repair or replacement.

Does the department do commercial inspections?

- Yes. If a system falls under provincial jurisdiction, the inspectors will still provide recommendations.

When should septic systems be inspected?

- It is recommended for systems over 10 years old.

How often should septic systems be pumped out?

- The recommendation is every 3-5 years even for seasonal residents. Summer and early fall are the best times to pump out the system. This leaves time before winter, for the tank to refill and for bacterial action to become re-established.

What about using bleach products?

- The rule of thumb is if you wouldn't put it in your own body, it shouldn't flow into your septic system. If in doubt, don't pour it out!

If a tank is dormant over the winter, should additives be used in the spring as a kick-start?

- No. Normal use of the system is appropriate for bacterial action to become re-established.

What about filters? Are they required for new systems or as a retrofit to an old system?

- The type of tank will determine the complexity of installing/retrofitting. The filter can clog, which is a sign that it's doing a proper job. The recommendation is to clean annually.

Leaching Bed

- There should be 1-2 feet of cover above the tank with a 4" layer of topsoil for plant material. Clay is not desirable because the material needs to be breathable.

6. Financial Audit and Proposed Budget

a) Financial Audit 2017

The auditors were Elaine Palmer and Cathy Potts. Cathy elected to speak on behalf of the auditors. In conducting their audit they found the books to be properly maintained and that due diligence has been shown.

Motion to Accept: Mary Gessner

Seconded: Wendy Higgins

All in Favour: Passed

b) Proposed 2017-2018 Budget (Appendix A)

- i. Budget Shortfall: There is a proposed shortfall of \$1400. Our healthy reserves are being used to fund the shortfall. Previous fundraising efforts are responsible for our healthy reserves.
 - a. The best way to address the shortfall is to increase membership. Brenda Martin and Pauline Bleeks identified and sent MALLA information to ten new lake members. That effort resulted in three new/returning members.
 - b. Ron Higgins said Townships always value inputs/concerns from lake associations; however, they prefer associations with a minimum of 50% membership. He put forth a suggestion should the development on Ardoch Lake be approved – could we look at implementing an initial three year mandatory membership?
 - c. Some landowners have said they would become members once they retire and are up to the lake more often, inferring the reason for joining MALLA is more for the social activities. MALLA does so much more than just the social aspect. How can we change the perception of why the association exists? Could this help in increasing membership?
- ii. \$600 Contingency for Additional Water Testing: The monies were raised from advertising fees with the intent to use them should we need to look at private sampling in the future. Our current method of testing has been sufficient.

7. Executive Elections

a) Call For Nominations

- i. President: Ken Kirk nominated Brenda Martin. Glen Fowler nominated Cathy Potts. Both respectfully declined. Elaine Palmer asked if Glen Fowler could stay on until a time which someone steps forward for the position. Motion to accept by Ken Kirk. Passed.
- ii. Secretary: Kathy Smith had put her name forward.
Motion to Accept: By acclimation

b) Voting for New Executive

As no additional members stepped forward for the post of President or Secretary, no voting was required.

8. Open Floor

- i. At the July 21st Township Council Meeting, the Township is expecting to receive information from Joe Gallivan [Director of Planning and Economic Development, County of Frontenac] re the Ardoch Lake development project.
- ii. Pat Jamieson offered up a comment with respect to annual lake association dues. The cottage association of which they were previous members set annual membership dues of \$125. She congratulated the Executive and the associated clubs/committees for utilizing the money wisely in implementing improvements to both lakes.
- iii. A question was raised concerning the reporting of the fishing committee funds within the financial statement. Going forward the budget will have a more detailed breakout of funds between general operating and fishing committee.
- iv. There are signs of promise that the Ardoch Lake shoal enhancement will be approved and can be implemented by August. Watersheds Canada is holding \$6,000 for this project which will be staffed by summer students out of Minden, Ontario. The delay has been receiving the permit from MNR Bancroft. The local enforcement officer out of Denbigh is now Barry Wilson who has been much more responsive.
- v. A reminder that MALLA cannot enforce any fireworks ban whether during a fire ban or not. Any concerns about fireworks should be directed to the Township.
- vi. Ken Kirk suggested having a kids day later in the summer.
- vii. Glen thanked Carolyn Waclawik for her two terms as Secretary. He also thanked Dan and Sheryl Weber for continually hosting our AGM.

9. 2018 AGM

The date of Saturday, June 9, 2018 was put forward and accepted. The Social Club will again be providing a similar breakfast menu.

10. 50/50 Draw

A total of \$117 was collected. The winning ticket worth \$59.00 belonged to David Doucet.

11. Announcements

- a) Many thanks to Allison Symon and Cathy Owen for spearheading the plant giveaway. They hope to plan another offering in the future.
- b) Reminder our association is hosting an Aquatic Invasive Species Workshop on Saturday, July 29th. Tentative time is 9:00 am – 11:00 am in Plevna. More details will follow.
- c) Tent caterpillar infestation. Bt is a natural pesticide and is safe to spray without harming beneficial insects.
- d) Lodge Display. More information is available at the North Frontenac library. It will be going into print sometime in July 2017.

12. Adjournment

The meeting was adjourned at 10:50 am.

Motion to Adjourn: Bud Grizwold

Appendix A

Proposed budget 2017-18

Incoming

Membership 50 @ \$30			1500	
Fishing Derby tickets		800		
Less prizes	300			
Less other costs	150	450	350	
50/50			100	
Fundraising			100	
				2050

Outgoing

Foca & Insurance		1350		
Stewardship		500		Brochure, septic tank & Invasive species and boat survey
Office exp		50		
Social expenses		750		AGM, Canada Day, Corn Roast, Culvert Cleanup (food etc.) (Go Daddy)
Website hosting fees for year 2017 to 2118		100		
Water Testing		600		
Contingencies		100		
			3450	
Over/- Under			-1400	