

**Minutes of Weyakwin Lake Cabin Owners Association (WCOA) Fall Meeting
August 31, 2014 - 10:00 a.m.
Ramsey Bay, Weyakwin Lake, Sask.**

Attendees:

Cabin Owners - 51

Voting members -36

Executive:

Carol Rowan - President
Norma Harder - Past President
Duane Hearn - Vice President
John Harder - Treasurer
Heather Kuiack - Secretary
Sandra Messett - Member at Large

Absent:

Leo Lefavre- Member at Large

1. Call to Order:

President Carol Rowan called the meeting to order at 10:05 a.m.

2. Approval of Agenda

Wendy Mills/Colleen Elash: To approve the agenda. Carried.

3. Approval of Minutes of last meeting

Secretary Heather Kuiack read the minutes from the September 1, 2013 Fall meeting

Valerie Antoniuk helped management at NMS after Colleen Digness retired. N. Harder stated that Hasan Akhtar took over as Manager at NMS in Laronge in November, 2013.

Wendy Mills/ Marion Uytterhagen: To approve the minutes as amended. Carried.

4. President's Comments

President Carol Rowan read her President's report. See Appendix A.

Peter Kirychuk/Martin Chicoine: To approve the president's report. Carried.

5. Activity Update

President Carol Rowan presented the Activity Update. See Appendix B.

Carol Rowan /Fran Blechinger: To approve the Activity Update as read. Carried.

6. Treasurer's Report

Treasurer John Harder presented the Financial Report for the five months ended August 31, 2014. See Appendix C.

John Harder/Les Anderson: To approve the Financial Report as read.

Carried.

John Harder indicated that this would be his last financial report as he was resigning as Treasurer. Sandra Messett would be taking over the position of treasurer and he would stay on the executive as a member at large until the WCOA AGM in May.

Lois Wood thanked John for his many years of service and Sandra for taking over as treasurer.

7. Hall Report

Secretary Heather Kuiack presented the Hall Report. See Appendix D.

Discussion:

Eileen Rempel asked if it was the WCOAs intention to put a natural gas furnace at the hall.

Duane Hearn indicated that the re routing of the natural gas line was only for the BBQ and the grill. John Harder indicated that the executive has had some discussion about a hall addition to house a natural gas furnace, storage and additional washrooms. John suggested that Northern Municipal Services (NMS) currently pays around \$6200 in power. It is anticipated that there would be a significant cost saving with natural gas. Bill Tuttroen was asked by John Harder for his opinion. Bill indicated there should be a cost saving and payback over time to recover the furnace costs.

Heather Kuiack/Norma Harder: To approve the Hall Report as read.

Carried.

8. First Responders Report

First Responder Lois Wood presented the First Responders Report. See Appendix E.

Lois Wood/Norma Harder: To accept the First Responders Report as read. Carried.

9. Memorial Site

John Harder Member at Large presented the Memorial Site Report. See Appendix F.

Marion Uytterhagen indicated that the bench was made in memory of Jake Uytterhagen.

Heather Kuiack indicated that Sharon Friesen and Wendy Friesen should also be thanked for their help the day the plaque board structure was placed at the Memorial site.

John Harder/Duane Hearn: to accept the Memorial Site Report as amended.

Carried.

10. New Business

- **Committee Volunteers**

President Carol Rowan indicated there were a number of committees identified in the Activity Update Report. She asked for volunteers from the community members present at the meeting to assist on those committees.

Memorial Site Committee

Executive members: John Harder, Sandra Messett.

Volunteers: Helen Thompson, Cecil Friesen (Frame for plaques), Marie Patterson, Lois Wood and Carol Kirychuk (Landscaping), Eileen Rempel and Colleen Elash (Planting and clean-up).

Garage Project

Vice President Duane Hearn indicated that he had gotten quotes for a 16' x 24' and a 24' x 24' garage. The quotes were \$5,000 and \$6,500 respectively and do not include the cement pad. He will get a quote for the cement. There will also be additional costs for rebar and framing for the cement floor. Duane Hearn is recommending the 24' x 24' garage.

Discussion:

Bill Messett asked how serious was the WCOA about a furnace room and could the furnace room and garage be put together. Duane Hearn indicated there are roof structure issues again and access to the septic is also at the back of the hall.

The costs of the garage will be covered by member's equity. Duane Indicated he hopes the pad could be poured this fall.

No electricity or heat is being proposed at this time.

Wayne Harnett/Terry Johnson: The WCOA to proceed with the construction of the garage. The size requirement is to be determined by the WCOA. Carried

John Harder suggested there should be approval given for a specific amount. Bill Messett suggested \$15,000.

Wayne Harnett/Terry Johnson: The WCOA to proceed with the construction of the garage to a maximum cost of \$15,000. The size requirement is to be determined by the WCOA. Carried

Original motion withdrawn.

Garage Committee

Executive members: Duane Hearn and Leo Lefavre.
Volunteers: Jim Wiggins, Bill Tuttroen, Larry Rempel.

Public Walkways Committee

Executive member: Carol Rowan
Volunteer: Peggy Byers

Discussion:

Heather Wolch asked what we were doing with the public walkways. Carol Rowan indicated most walkways are severely eroded. Tree roots are exposed and are breaking causing more trees to fall. ATV traffic is increasing root damage on the most degraded paths.

Signage Committee

Executive Members: Carol Rowan, Sandra Messett and Heather Kuiack
Volunteers: Wayne Harnett and Wendy Friesen.

Discussion:

Norma Harder indicated that there is a tax fund of approximately \$130K from the sale of property.

John Harder indicated a trust account had been created from the sale of lots. The \$130K of community funds could be used for special projects. The only money used so far was for roads. It was suggested that maybe the community could access some of these funds for signage.

Block Captains

President Carol Rowan indicated that she would like to give up her position as a Block Captain as she is very busy in her position as President. Elsie Wiggins is the Block Captain at the north end of Beaver and it would be beneficial to have another one further south. Blake Byers volunteered. Sharon Friesen volunteered to assist on Ermine.

There is currently no Block Captain Coordinator. Marion Uytterhagen and Marie Patterson agreed to be co-coordinators for the Block Captains. Marie Patterson stated that it was essential that we continue to have Block Captains in the subdivision. Marie provided a brief history of her involvement with the RCMP in establishing the Block Captains and Crime Watch programs when she and Bob first moved to the lake. Marie also pointed out the services they provide in addition to distributing information (i.e. contacting cabin owners in an emergency situation).

New Playground Equipment

Executive member: Duane Hearn

Volunteers: Kelly and Derek Rainville, Heather Wolch.

Vice President Duane Hearn provided some history on the replacement of playground equipment. The current equipment at the beach and hall is grandfathered and the hall insurance covers the equipment at the hall. Playground equipment is very expensive. There must be proper ground material and the equipment must be certified. The previous campground owners were not interested in replacing the existing equipment. The current campground owners have indicated they would pay some of the cost and maintain any equipment purchased and placed at the public beach area. There may be a grant available as well. The committee will look at the costs and report back at the Annual General Meeting (AGM).

Carol Rowan thanked everyone who volunteered and stated her appreciation of the show of support for the community.

- **WCOA website**

President Carol Rowan announced that the WCOA has its own website. It was set up on August 24th and is currently under development. The website address is www.WCOA.CA.

Carol asked everyone to check it out and to provide their input.

Carol thanked Peter Kirychuk for administering the joint WCOA and Ramsey Bay Snowmobile Club websites for the past number of years. She is hoping Peter will want to assist in administering the new WCOA site.

11. Other Business

President Carol Rowan indicated:

- A thank-you card had been received from Tom and Mary-Jane Brown.
- A set of keys was found in July at the main filleting shack. There was a sign put up at the filleting shack and the campground but no one has claimed them. There is a Browning insignia on the set of keys. Carol will have them at her cabin if anyone hears someone has lost them.
- The hall will be open for the Rider Game at 1:45 p.m. if anyone is interested in watching. People can bring their own snacks and refreshments. Vice President Duane Hearn will look after opening and closing the hall.
- The Ramsey Bay Cabin Owners Association (RBCOA) submitted a proposal to NMS for dust control on the cul-de-sacs using used canola oil. NMS provided the information to the WCOA to determine if there was support for the project. The WCOA did some research and have concerns about the oil washing into the lake, the cul-de-sacs not having a big dust problem (Otter and Beaver with high traffic are the problem and are highway's responsibility), the smell (possibly could attract bears into the subdivision), treatment requires gravel removal and crowning of streets (additional cost) and the cost for application of oil only (\$14,000 to \$16,000 for 1.8 KMs by 6 meters). The WCOA did not give NMS our support for the dust control proposal, at this time.

Martin Chicoine indicated they have applied used canola oil at the mine where he works. It has its pluses because it stays in the gravel but for the first while it smells like a deep fryer.

Discussion:

Marie Patterson expressed concern about the application of calcium chloride and the impact it had on the ditch and trees after it was applied by Highways on the main road.

The WCOA has been unsuccessful to date in meeting with the RBCOA to discuss their signage project, their dust control proposal and other matters of interest to the community.

Peter Kirychuk asked what happens to the RBCOA submission if we cannot meet with them and whether any of our projects would be approved without the RBCOA's support. Carol Rowan indicated that NMS has advised us that they will only be looking at funding essential expenses until the two associations can agree on projects in the subdivision.

Eileen Rempel indicated that the WCOA membership is much larger than the RBCOA so how can they vote our project proposals down. Carol Rowan indicated she will discuss the matter with NMS. We may need to lobby the government to clarify their legislation to specify only one cabin owners association in a resort subdivision.

Jim Wiggins indicated that the spring road cleanup should be done every year and there should be a call for volunteers.

Linda Wolch asked about wheelchair access to the hall during Ramsey Bay Days, in particular whether the road should be left open for vehicles to come in. The road is left open and ATVs and vehicles are asked not to park on the road.

12. Adjournment

Terry Johnson: to adjourn the meeting at 11:45 a.m.

Carried.

Carol Rowan, President

Heather Kuiack, Secretary