

## OTTER LAKE RATEPAYERS' ASSOCIATION

**Present:** The following persons were in attendance: David Amy, Sonja Cigler, Kerry Mueller, Daryle Moffatt, Martin Chepesiuk and Brad Chittick

Meeting on Oct. 14, 2017 -at Kerry and AJ's cottage was brought to order by the President, Kerry Mueller

The minutes of the Annual General Meeting were reviewed and approved as presented.

The minutes of the Board meeting following the Annual General Meeting were reviewed and approved as presented.

Kerry provided an updated Contact List of the Directors.

### **Resignation of Brian Nelson**

The resignation of Brian Nelson as a director effective as of September 21, 2017 was unanimously accepted by the Board of Directors.

### **Financial Report**

Daryle Moffatt reviewed the September 30, 2017 year to date financial statements with the directors. The statements indicated an Operating Fund balance of \$11,059.48, the Reserve Fund had a balance of \$36,507.48 and the Environmental Fund had a balance of \$11,553.18. The Final Balance (Operating Fund - Reserve Fund – Environment Fund) was \$59,120.14. On deposit in the TD Bank account was \$11,945.49 and the balance of the funds, being \$47,174.65 were in the TD Investing Account.

There was a discussion to change the accounting software presently used to a program that could reflect the transfer of funds between the various accounts. It was moved and unanimously approved that Daryle would review and recommend a software package or alternate accounting system that would more fully meet the needs of the organization.

### **2017 Barbecue**

Daryle gave the following statistics with respect to the August 12, 2017 barbecue:

- Total tickets sold 122
- Funds collected \$1,585.00
- Cost of event (including HST) \$2,231.80
- Deficit of 2017 event (124 people) \$646.80
- Deficit of 2016 event (156 people) \$650.00
- Deficit of 2015 event (273 people) \$4,685.24
- Deficit of 2014 event (85 people) \$287.10 This event was held at the Marina.

One of the suggestions proposed by the directors was that some walk-up tickets be available for purchase at the door on the date of the barbecue.

### **Ad Sales for Spring Newsletter**

The sales for the Spring 2017 newsletter" totalled \$1,000.00. Several of the repeat advertisers were Royal LePage, Orr's Butcher and Hall Construction. New advertisers were G. Brunatti and Sons Ltd., Quality Insultation, Stanley Steel, and RONA. All monies had been paid by the advertisers by March 20, 2017.

## **Membership**

Daryle provided an update as to the status of membership in OLRA. In 2017, there were 168 Families compared to 186 in 2016. There were 198 Additional Members in 2017 compared to 201 in 2016. The total membership in 2017 was 366 compared to 387 in 2016. Daryle noted that in 2017 there were not as many renewals as had been the case in 2016. Kerry advised that the organization continues to receive more email addresses from our younger members for contact purposes.

## **Lake Stewardship Program:**

Brad Chittick advised that the Lake Water Testing Report indicated the phosphorus readings were below 10 micrograms/litre and ranged between 2 to 4 micrograms per litre. Overall, the lake is healthy. Brad is waiting for the final report from Bev Clark. Bev has agreed to continue to do the sampling to finish the Lake Partnership Program.

## **Lake Water Levels**

Martin Chepesiuk advised that the lake water levels have not been actively managed for lake trout by the Ministry of Natural Resources and Forestry, but the evidence is that lake trout are doing well on Otter Lake. He noted that the trout on the lake have been shown to contain PCB's. He also shared with the Board the pamphlet entitled "Watch Your Wake", a publication of Muskoka Watershed Council. It provides information on how to minimize boat wake and wash close to shorelines. Eroded shorelines can damage Lake Trout spawning beds. A motion was made that Marty check with the Seguin Township (Seguin) to determine if it would permit a distribution box to be installed in the vicinity of Otter Lake for making the WAKE Brochure available to the public. The motion was passed unanimously.

It was suggested that perhaps the brochure could be made available through Otter Lake Marina.

## **Website**

Mike Comrie has agreed to allow the transfer of "OLRA.ca" to OLRA. He also agreed to provide existing content on the OLRA website to the organization. It was agreed that, a new website needs to be developed but Mike has indicated he does not want the organization to have a copy of the source code he has written. The concern of the Board was that the organization needs a website it can backup on its own. A discussion ensued concerning security of personal information, financial reports, minutes and other features required on a new website. Following the discussion, it was moved and unanimously approved by the Board that \$2,000.00 be allocated to determine the options available for alternate hosting service, the possibility of hiring a website designer and that Marty and Kerry pursue the foregoing and the acquisition of the OLRA.ca domain name.

## **Loon Report:**

Kerry advised that on Little Otter Lake, two loon chicks were hatched on June 27<sup>th</sup> and on Otter Lake, two Loon Chicks were hatched in late July. In both cases, the both pair of loons nested on floating loon nesting platforms. High water levels because of heavy rains may have made nesting on shore difficult. By fall of 2017, three of the four loon chicks were still alive. .

In 2018, there will be three loon nesting platforms on the lakes. A new nesting platform was built by OLRA in 2017 and placed on the Long Arm with the hope that it will assist the loons to return to the Long Arm in the spring of 2018. Kerry also reiterated the importance of boaters exercising care in keeping boat wakes low in sensitive areas so as not to wash away eggs from the nests. More education of boaters on Long Arm is going to be necessary since it is a busy boating area.

## **Newsletter:**

The Board discussed the contents for the fall newsletter. If the final Water Test Report is available, it was suggested that a summary of the report be included in it. There was also a discussion about the legality of boat awnings and whether they

should be permitted. The consensus of the Board was that if boathouses are allowed on the Lake, the same would hold true for boat awnings.

### **Henvey Inlet**

Daryle advised the Board that he is making efforts to get Seguin to require Henvey Inlet to pay for the costs of screening to provide visual mitigation in areas where the Henvey project will be visible to cottagers.

### **Airport Expansion Update**

Daryle reported that the present runway at the municipal airport requires significant repair. An environmental study is required before any airport expansion can take place and the municipality is looking for grant money to fund such a study.

### **Septic Re-inspections For Otter Lake**

Kerry advised that the Seguin septic re-inspection report for 2017 has not yet been completed.

### **Seguin Lake Associations Meeting**

Brad indicated that the Seguin Lake Associations have similar concerns to those of OLRA. There had been discussion as to forming a collective Association to provide a stronger voice on issues common to all Lake Associations. No decision was made as to forming such a collective but it was determined that the Seguin Lake Associations would have at least two meetings per year to bring together other lake associations to consider the establishment of a collective and what role it may play. It was emphasized that such a collective would not be an overarching association exercising control over the individual lake associations. Its purpose would be to allow the various associations to collaborate with each other on common issues. Brad indicated that there was concern among some of those in attendance at the Seguin Lake Associations meeting that the best interests of individual associations may not be represented by such a collective.

The OLRA Board unanimously passed a resolution that it would continue to monitor and participate in the meetings of the various lake associations within Seguin.

### **Short Term Rental Issue**

There was a significant discussion amongst the Board members as to the issue of short-term cottage rentals on Otter Lake and Little Otter Lake and elsewhere in Seguin. Many examples of bad behaviour by short-term renters were shared. Lack of screening and the failure to educate renters as to acceptable behaviour were but a few of the issues discussed. The Board unanimously passed a motion that an article be published in the Newsletter to educate cottage owners about the many issues involving short-term cottage rental and that a questionnaire be prepared and circulated for membership feedback about short-term cottage rentals.

### **Waterfront Design Guidelines input requested by Seguin**

There was discussion regarding how Seguin will use these developing guidelines or policies re: Waterfront Design in Seguin. On October 11, 2017 Kerry emailed Adam Kozlowski and Steve Stone to ask for clarification but had not yet heard back. It was agreed that in principal the OLRA Board supports the general intent of the Waterfront Design document however, the Board wants to see the final document and understand how it will be used before commenting further.

## **New Business:**

### **a. 2018 Financial Budget**

In 2017, OLRA reduced costs by only mailing newsletters to members who do not have email. Newsletters were printed and made available to members at the AGM, BBQ and to those few who requested printed copies. In addition, some were used in “welcome packages” for new owners on the lake. The cost of the 2017 spring newsletter printing and mailing was \$606.00 compared to \$2,691.58 in 2016 (approx. \$2,000.00 year over year cost reduction).

Daryle said that the reminder email sent by Kerry to members on January 1, 2017 resulted in about 30 membership renewals. Then the pace dropped off. Kerry suggested around February we could mail the 2017 and 2016 members a membership renewal sheet (removing those who had already renewed) as a reminder which would hopefully accelerate renewals before the AGM in May.

Brad made the motion: “In 2018 OLRA will mail an OLRA membership renewal sheet to all not yet renewed 2016 and 2017 OLRA members.” The motion was seconded by Sonja Cigler and passed unanimously (without Dave who had left the meeting by then)

In 2018, OLRA will need to budget for increased costs re hosting and developing the new website. Currently Hostpapa charges \$3.95/month for new websites for the first term (1-3 years) and then \$13.99/month thereafter. Marty and Kerry will serve on the committee to work on the new website.

**b.** Daryle said that OLRA has been a supporter of Safe Quiet Lakes with an annual \$200.0 donation which the Board supports continuing.

**c.** AGM Planning: Kerry confirmed that JJ Blower at Seguin has booked OLRA into the large room (morning until 1pm) at the Foley Community Centre on

- Sunday May 20<sup>th</sup>, 2018
- Sunday May 19<sup>th</sup>, 2019
- Sunday May 17<sup>th</sup>, 2020

**d.** Binder produced by Crane Lake – Daryle has inquired about getting a copy of the binder of community information that the Crane Lake Board gives to its members. Daryle will investigate this more as a possible value add that OLRA could provide its members annually, either physically or digitally.

**e.** BBQ plans to date: Brad confirmed with Tappattoo that it has booked the August 11, 2018 date for the OLRA BBQ. This will be announced in the fall and spring newsletters. Brad will investigate using Eventbrite to sell BBQ tickets to simplify the sales process. Eventbrite can process payments and then give one amount to the event organizers less their fee. It was suggested that OLRA could consider reducing its subsidy of the BBQ which was \$646.80 in 2017 for 124 attendees.

**f.** Communication methods for the 21<sup>st</sup> Century – no discussion due to lateness the meeting.

**g.** Advertising on the OLRA website – Daryle has been championing the ad sales in the newsletters. He suggested that if we could also let advertisers know that they would be on our website, then OLRA could potentially offer a package price for 2 newsletters and the website for a full year.

The motion to adjourn the meeting at 10:58 pm was moved by Marty and seconded by Sonja