

Otter Lake Ratepayers' Association

Minutes of the Oct. 14, 2018 OLRA Board Meeting:

Location: Home of Kerry and AJ Mueller - 168 Bradshaw Road

Present: David Amy, Brad Chittick, Martin Chepesiuk, Gerry McDole, Denise Exler, John Roberts, Kerry Mueller, Daryl Moffatt, Sonja Cigler

Meeting was brought to order by the President, Kerry Mueller.

MINUTES

The Minutes of the June 8, 2018 meeting of the Board were reviewed and a few edits were requested. To be approved at the next meeting.

FINANCIAL REPORT

The financial report was provided by Daryl Moffatt. The total assets as at August 31, 2018 were \$61,032.22 consisting of cash and deposits. The liabilities were \$12.33 leaving retained earnings of \$61,019.89. Total revenues for the year to date were \$12,239.98 of which membership fees were \$6190 and barbecue ticket sales were \$2530. The expenses year to date were \$7805.90 of which barbecue expenses for 2018 2019 totalled \$3300.14 and insurance was \$2006.64. Daryle emphasized the need to increase membership in the organization

MEMBERSHIP REPORT

Daryle advised that there had been an increase of 22 members over the 12 month period between the 2017 Annual General Meeting and the 2018 Annual General Meeting. He reinforced the need for the board members to make lake residents aware of the Association and the significant role it plays in protecting the quality of the lake experience for all residents of Otter Lake and Little Otter. Daryle suggested that the Association would benefit if members had the opportunity to prepay membership for a five period. Brad, John and Denise volunteered to convene a conference call in which they could identify ways to increase membership in the Association and to communicate to non-members the benefits of such membership.

LAKE STEWARDSHIP

Brad presented his report on Lake Stewardship. He advised that five monthly samples for Lake water testing had been performed for the Lake Partnership Program in Big and Little Otter

Lakes. O2 level testing for the six embayment sites and the Little Otter deep water site could not be done in September. Bev Clark advised that because of the cold spell in late September it was too late to do the O2 testing. Brad advised that the sample results should be available in January. There had been no algae bloom detected in 2018.

WATER LEVEL/WATCH YOUR WAKE LITERATURE

Marty advised that he would check with the Ministry of Natural Resources and Forestry to obtain monthly water level reports for Otter Lake. The "Watch Your Wake" flyer which contained a map of Otter Lake was well received. The board had some discussion with respect to laminating the maps but the cost of lamination was not known and no decision was made. It was also suggested that more information should be included on the maps, including lake depths.

BBQ REPORT

Brad gave a brief summary of the BBQ. The BBQ revenue was approximately \$2500 and the expenses were approximately \$2800, leaving a deficit of \$400 which was subsidized by the Association. He reported that there had been good comments from those individuals who were displaying and selling handicrafts. There had been 144 people in attendance at the event. Brad suggested that nametags would be appropriate and that the five dollar increase in the ticket price had reduced the subsidy by about 50%.

There was some confusion as to what amount of food that could be taken by guests as some people were under the impression that only one item rather than one of each of the food items could be taken. A suggestion was also made that the event should be more than just a meal and that activities or programs that are family oriented should be considered. Anyone with suggestions for making the event more age-inclusive are to contact Brad. Marty suggested that an "all-summer" scavenger hunt or trivia game be such an activity with the winning family announced at the BBQ. Such an event would be open to OLRA members only with the hope that this would encourage Association membership. Brad also advised that Tappattoo has been booked for July 27, 2019 and for August 8, 2020. A deposit of \$500 was required for each date.

HENVEY INLET AND HONI CONSTRUCTION UPDATE

Daryle advised that more towers of up to 150 feet will be constructed and will be quite visible to the residents of Little Otter. This construction is to take place over the winter months. Daryle advised that Chris Madej, the Chief Administrative Officer for Seguin Township, has not been responsive to issues raised concerning the construction project including what is being done for visual mitigation of such unsightly structures.

LOON REPORT

Kerry advised that two chicks born on June 18th on nesting platforms on Little Otter appear to have survived. One chick born on July 15 on Otter Lake on a natural shore survived the summer. This may have been from a nesting pair that had laid three eggs in June on a nesting platform that was abandoned. Three surviving loon chicks in a season is the largest number of survivors in the last seven years. Kerry indicated that the major challenges to chick survival are large boat wakes, lack of quiet spots to nest and busy boat traffic.

NEW BUSINESS

- 1. Fire Protection Readiness:** A water pump owned by OLRA is located at the Marina. A discussion took place as to the possibility of training some Otter Lake residents as to the use of the pump and the proper utilization of it at a fire sight. It was suggested that R. Bradley, a retired fire department captain, would be able to provide such training. It was also suggested that perhaps the Seguin Fire Department could train people on the use of the pump. The board then discussed the potential of OLRA and its directors being exposed to liability if it played any role in providing fire protection services. It was agreed by the directors that it was not the responsibility of OLRA to provide any such service but it would continue to maintain the pump and make it available to the Fire Department or those on the lake that may need it in the event of a fire.

Kerry indicated that she would contact the Seguin Fire Department to determine if it could provide some direction and/or training as to the proper use of the pump.

The Board approved a motion to update the maintenance of the pump. Brad undertook to get the pump serviced and to keep a maintenance record for the pump. It was agreed that insurance is to be maintained on the pump.

The Board also agreed that a disclaimer be put on the OLRA website that OLRA assumes no liability for the use of the pump and the user of the pump assumes full responsibility and liability for any loss or injury that may occur if the pump is used.

- 2. Georgian Bay Biosphere Reserve re. Benthic Testing:** One indication as to the health of the lake is to look at insect larvae in certain areas of Otter Lake and Little Otter Lake. GBBR had proposed such testing be done every year or two at a maximum cost of \$2750 per testing. (The benthic monitoring (field work (2 staff @ 3 days), data entry, reporting, technical review) cost is \$2,200. The environmental reporting (literature review, analysis, synthesis) is \$550.) A report would then be issued drawing comparisons between the results on Otter Lake and other neighbouring lakes. Over a period of years, the reports would show any changes or trends in the lake and would act as an "early warning system". Two test sites would be on Otter Lake and one test site on Little Otter. If such an expense is to be incurred, the membership of OLRA would have to approve the expenditure. Marty stated that the water testing in 2018 indicated that water quality for the lakes was good and discussion then took place as to whether such additional testing was required. Denise suggested that other lake associations should be contacted to see if they have

undertaken such testing and what has been their experiences. It was decided to continue the discussion of this business item at a later board meeting. A Motion was made by Brad and seconded by Marty that more information be gathered on this issue and the matter be considered at the February meeting. PASSED

3. Rankin Lake Blue Green Algae Bloom and Lessons Learned: Kerry advised that the Ministry of Environment, Conservation and Parks will test for Blue Green Algae upon request and if detected, the Township and Health Unit will issue appropriate warnings. The Ministry investigated the algae growth on Rankin Lake and it was subsequently determined that it was Blue Green Algae and the appropriate warnings were issued with respect to drinking, bathing, cooking, swimming and pets. However, the level of the BGA toxin, mycrocistin, was well below acceptable levels and no re-test was conducted so some Rankin lake residents felt the warnings were issued unnecessarily.

4. Candidates Meetings on Sept. 2nd and Oct. 6th: The local lake associations participated in convening Candidates Meetings at Tappattoo and Humphrey Community Centre on September 2nd and October 6th respectively. Seven of the eight candidates attended at the Tappattoo meeting at which 60 people attended. The candidates were provided with questions in advance and each candidate was allowed time to respond. At the end, several questions were randomly chosen from questions submitted by the audience and answered by the candidates.

At the Humphrey Community Centre meeting, 16 of the 19 candidates attended. The same format as above was followed.

5. Clear Lake Application No. R-2018-00110-H Di Lorenzo: Kerry advised that OLRA submitted a letter in opposition to the application to redevelop a commercially zoned property on Clear Lake. The meeting was well attended and numerous letters of concern were also submitted. Kerry advised that the application appears to be an expansion of a permitted use, not a re-development. At the meeting, Mario Buszynski proposed that more research was required by staff and another Public Meeting should be convened.

6. Issues before Seguin Council on which OLRA has taken a position:

- Henvey Inlet: visual mitigation of towers
- STCR DPS-PL-2017-138: commercialization of cottages
- Clear Lake Application referenced in s.5 above
- Tree Platform- Long Arm on Shore Road Allowance
- B-2018-0025-F-Covell/Johnston- opposition to severance to create two undersized lots

7. Lake Plan Planning Progress: The Township will not do a mailout to property owners to see if there is an interest in forming and sitting on a committee the purpose of which is to develop a Lake Plan. A booth had been set up at the BBQ to have one-on-one discussions with cottagers about the purpose for the Lake Plan and seeking volunteers for the committee. A notice was also placed on the OLRA website to seek volunteers willing to participate. Neither effort generated much interest. Gerry advised that the committee has not yet been established. Five

people have shown an interest in serving on the committee. One role of the committee will be to review the Official Plan once reviewed in 2019. He indicated that the committee is likely to be formed after the municipal election has been held.

8. **Fall Letter Newsletter Planning:** Kerry presented a plan for the articles in the upcoming newsletter for review.

9. **Covell Johnston Technical Severance Application:** This matter involves a severance based on a legal opinion that the current deeds for the property in question are invalid. Kerry advised that she had been approached by Jocelyn Johnston requesting that OLRA support the application. Kerry advised her that the severance needs to be shown as a unique fact situation that would not create a precedent that could impact future decisions and adversely affect Otter Lake and Seguin. This has not yet been demonstrated as being the case. Seguin will keep OLRA apprised of future developments.

10. **Salmon Lake/Clear Lake Development:** See s.5 above. This was a development that was approved in the 1980's that was eventually sold by Al Boucher to the current owners. Also, the development is presently on hold due to a stop work order on road work that the MNR&F stated did harm rattle snakes, a protected species, and their habitat. Salmon Lake is not attempting to stop the development however has communicated their concerns over the years to Seguin regarding the development. A group of concerned Salmon Lake property owners have been raising their concerns as well.

MEETING ADJOURNED

Thanks to Kerry and AJ for hosting the meeting.