

**Minutes of the Annual General Meeting (AGM)
of the
Raven Lake Cottagers Association (RLCA)
Wednesday, August 19 2020 7:00 pm, Zoom Call**

The Meeting was called to order at 7:05 pm

1. Welcome – Scott Lewis, President

- This is our first RLCA Zoom AGM due to COVID
- Life on Raven Lake has changed dramatically this year – most notable, we're all up here enjoying the lake and we need to keep the community that we have on the lake. We need to respect the environment that we have and to respect one another.

2. Review of the Minutes of the 2018 AGM Minutes – Mike Wlodek, Secretary

Discussion:

- There were no questions or comments about the minutes as presented

A motion to approve the Minutes was made and was:

Moved by Peter and Kathy Hungerford

Second by Graham Donald

The motion was PASSED Unanimously

3. 2019 / 2020 Board of Directors – Scott Lewis

Report:

- Scott read out the names of the existing Board Members

Discussion:

- Kudo's were given by chat to the Board members for their efforts

4. Membership Report – Cathy Séguin, Director

Report:

- Count on Members is 84, thanks to those who renewed and welcome to all new members.
- Numbers are lower and likely due to the fact that renewals typically come at the face-to-face events that we hold each year.
- Members are encouraged to pass along membership information to their neighbours and to new cottagers on the lake.

5. Treasurers Report – Ross Lawrence, Treasurer

Report:

- January 1 – July 31
- Income is \$3,148, largely membership fees
- Expenses \$1,850 mostly insurance costs
- Profit of \$1,425
- The bank account balance as of July 31, 2020 was \$11,813.05
- An Income / Expense Summary is provided as Appendix I to these minutes

Discussion:

- No questions or comments were made

A motion was put forth to accept the Treasurers Report

Moved by Peter and Kathy Hungerford

Second by Bruce Lourie

The motion was PASSED Unanimously

6. Water Quality Report – Bruce Lourie, Lake Steward

Report:

- CHA has sent a notice out about a Chinese Mystery Snail invasive species that people should keep a look out for – we will post some information on the RLCA site to provide more information.

Discussion:

- We had an inquiry to the website about a Giant Hogweed at the “West End near the Water Pumps” but we have not been able to identify that location. If you’ve seen this, please re-contact us to better identify it.
- A lot of boats were here for a fishing derby and how do we know that they did not bring invasive species? That wasn’t a formal, organized fishing event – just a group that decided to come to our lake. It’s illegal for them to put their boats in a lake without ensuring that they have been cleaned of any invasive species.
- Jay Murchison volunteered that he has experience in both lake water health and septic inspections, and he’d be willing to share his knowledge with anyone interested.
- Was there an update on this year’s testing? JoAnn Julien had reported that some samples were submitted pre-COVID and heard back that no testing would be conducted until after the COVID situation has calmed.

7. Icebreaker 2021 – Howard Rowlison, Director

Report:

- There is no report as the Icebreaker was not held.

8. Communications – Sean Hungerford, 1st Vice President

Report:

- We have been sending emails out to all contacts in the database of 164 addresses.
- Facebook page had 446 followers, increase of 17%, posts have reached 420 readers (up from 308 last year)
- Highest reach was about the Fire Ban and the Ice Out contests
- “likers” included a number of global interest.

9. Landing Access – Scott Lewis, President

Report:

- Substantial progress has been made since the last AGM
- Aug 20, 2019 our plan was presented to Lake of Bays Council which was met with both verbal and written support
- Subsequent meetings with MNRF on the project resulted in their approval for the PLAN
- Legal counsel has been engaged to prepare for the forthcoming agreements that will be necessary
- With COVID, all MNRF and Township personnel have been working from home but things are taking a long time
- Without the Lease Agreement from MNRF prevents us from going forward with building permit applications.
- To move forward in the interim, legal advice has recommended a Condominium Corporation Structure to all us to move forward collecting deposits and preparing ourselves for the next steps.
- Currently we have 50 requests to participate in the Landing Dock Project.
- The estimated cost for a dock slip is in the order of \$5,500 providing a dedicated slip to that condominium owner
- You’ll note that one of the public docks was removed due to damage and the township of Algonquin Highlands have indicated that, with all that’s going on, its unlikely that one will be replaced in the near term.

Discussion:

- Annual Condominium fees would cover insurance, maintenance and provide for a reserve fund and we anticipate this to total several hundred dollars per year.
- Of the \$5,500 about \$4,500 is for a dock slip and the remainder is for legal and permits.
- The down payment will be a minimum of \$2,000. and we can start accepting those in 4 weeks time.
- We would like to get the project done this winter, but it looks like it will all be happening next year at the earliest.
- No trees will be permitted to be cleared from the landing by the MNRF without a costly and lengthy process.
- We’ve asked that the shoreline lease would cover the Parking Lot as well as the Dock Slips but we have not seen anything in writing about that at this time. If you are interested, send a note to info@ravenlake.org on the website.

- To sign up for a Dock Slip, interested parties, people have contacted Scott in the past. A list exists and those who are on the list shall be notified.
- There are approximately 120 properties that are Boat Access on the lake now but we don't expect that each and every property will require a dedicated slip.
- MNRF will not permit cameras covering the parking area but we will be able to put cameras on the leased dock property.
- Quotes have been received from NyDock and TimbrMart. A Request For Proposal will be issued to several potential contractors.
- For water access cottages, there is no other option other than trailering up a boat and launching it each time. MNRF will not allow any other docks to be installed beyond what we have been able to gain approval for.
- The slips are 10' x 20' and that should accommodate most boat sizes – 22' and 24' lengths are available at a cost of \$100/foot.
- Municipal Taxes are supposed to go towards access to cottages and individuals should contact the councillors to promote more favourable treatment.

10. Elections for 2020/2021 – Geoff Gooderham (past president) has established a slate. In his absence, Ross Lawrence, Treasurer presented the slate, as follows:

Report:

- It is recommended that the current directors be re-elected with the addition of Cathy Séguin
- Scott Lewis has served his constitutional limit of 3 years and will have to step aside as President, passing that to the 1st Vice President, Sean Hungerford

The Slate of Directors is as follows:

Graham Donald
 Geoff Gooderham
 Sean Hungerford
 JoAnn Julien
 Ross Lawrence
 Scott Lewis
 Bruce Lourie
 Karl Mehisto
 Cathy Séguin
 Maia Thompson
 Mike Wlodek
 Howard Rowlison
 Susan Luke
 Katie Van Pelt

A motion to approve the Board of Directors slate was made:

Moved by Scott Martin

Second by Sean Lawrence

The motion was PASSED Unanimously

11. New Business

- The Septic Re-inspection Process relates to Algonquin Highlands and not Lake of Bays
- There was a question about Water Depth Mapping several years ago and nothing further has advanced on that file at this time. Publicly available maps provide some of that information already.
- Air BnB renters have increased on the lake and information about the Code of Conduct on the lake should be provided to renters.

12. Adjournment

Thanks to Sean and Graham for pulling this meeting format together – very much appreciated by all participants.

A motion to Adjourn the meeting was made at 8:22

Moved by Bruce Lourie

Second by Ross Lawrence

The motion was PASSED Unanimously

Raven Lake Cottagers Association – Board of Directors Meeting, August 19, 2020

Following the AGM, a Directors Meeting was called to order and held to elect officers as follows:

Sean Hungerford, President
Graham Donald, 1st Vice President
A second vice-president to be considered at a later date
Ross Lawrence, Treasurer
Scott Lewis, Past President
Mike Wlodek, Secretary
Additional appointments shall follow

Move to Accept the Officers above: Scott Lewis
Seconded by Sean Hungerford
Unanimously Approved

Move to Adjourn: Sean Hungerford
Seconded by: Mike Wlodek
Unanimously Approved
Meeting Adjourned at 8:36 pm

The next meeting of the RLCA Board of Directors is scheduled for Wednesday, September 9, 2020.
The AGM will hopefully be at the Regatta next year!!

Minutes were recorded by Mike Wlodek, Secretary on August 19, 2020.

Appendix I

Raven Lake Cottage Association AGM Financial Report

Income/Expense by Category

01-Jan-20 through 31-Jul-20 (in Canadian Dollars) (Cash Basis)

Category	01-Jan-20- 31-Jul-20
INCOME	
Advertising Income	160.00
Interest Inc	7.41
Membership Dues Received	3,061.20
TOTAL INCOME	3,228.61
EXPENSES	
Bank charges	33.88
Insurance	1,761.48
Membership Management Software	-131.32
Newsletter	30.50
Regatta Expense	108.74
TOTAL EXPENSES	1,803.28
OVERALL TOTAL	1,425.33