



# RAVEN LAKE COTTAGERS ASSOCIATION (RLCA)

2021 Annual General Meeting (AGM)

Wednesday, August 18, 7pm

# Welcome

## (Sean Hungerford)

- Thank you everyone for joining us this evening for our 2<sup>nd</sup> virtual AGM

# 2020 AGM Minutes

## (Mike Wlodek)

- Motion to accept the 2020 AGM minutes
- Vote

# 2020 – 2021 RLCA Board of Directors (Sean Hungerford)

Bruce Lourie, Lake Steward

Cathy Seguin, Membership

Geoff Gooderham, Past President

Graham Donald, 1<sup>st</sup> VP, Communications & RLDA Director

Howard Rowilson, Spring Social

Jo Ann Julien, Lake Steward

Katie Van Pelt, Facebook & Communications

Karl Mehisto, Insurance

Maia Thompson, Newsletter

Maia has been editor for the Spring Newsletter for the past 2 years, she has made the decision to step down. I'd like to thank Maia for her contributions to the RLCA.

Mike Wlodek, 2<sup>nd</sup> VP and Secretary

Ross Lawrence, Treasurer & RLDA Director

Scott Lewis, Past President & RLDA Director

Susan Luke, Regatta

*Susan has been organizing the Raven Lake regatta since 1999, after 21 successful events she has made the hard decision to step down. On behalf of the RLCA and all Raven Lake residents I would like to extend a big thank you to Susan for all her hard work and dedication.*

Sean Hungerford, RLCA President & RLDA President

# Membership Report

## (Cathy Séguin)

As we gather for a second year via Zoom, I would like to thank all cottagers who continue to support our association. To date, we have 98 active members. This is a good show of support for the work the association continues to do on behalf of us all: monitoring the health of our lake, representing cottager's interests with local government, and communicating important information to all. I look forward to when we can safely gather to enjoy wonderful traditions like our annual regatta and corn roast.

We continue to work with our database to assist members with their online memberships and renewals. Thank you for your patience as we do this. I would ask members to encourage their neighbours to join the Association or renew their membership.

Many Thanks, Cathy Seguin

# RLCA Treasures Report (Ross Lawrence)

- RLCA Bank Balance: \$13,053.26
- Motion to accept the 2021 RLCA financial report
- Vote

## RAVEN LAKE COTTAGERS' ASSOCIATION - Income/Expense by Category

01-Dec-20 through 14-Aug-21 (in Canadian Dollars) (Cash Basis)

Category	01-Dec-20- 14-Aug-21
<b>INCOME</b>	
Advertising Income	360.00
Interest Inc	4.68
Membership Dues Received	3,640.00
Other Inc	0.00
<b>TOTAL INCOME</b>	<b>4,004.68</b>
<b>EXPENSES</b>	
Bank charges	120.90
Fees Paid	820.59
Insurance	1,761.48
Membership Dues Paid	587.00
<b>TOTAL EXPENSES</b>	<b>3,289.97</b>
<b>OVERALL TOTAL</b>	<b>714.71</b>

# Lake Report

(Jo Ann Julien; Bruce Lourie)

# Communication Report

## (Katie Van Pelt)

- RLCA Email list has 170 recipients
- The RLCA FB Page has 556 followers, this is an increase of 120 followers since last year's AGM
- Posts to the RLCA FB page have been reaching an average of 448 users up from an average of 408 users last year
  - *The posts with the highest reach since last years AGM have been about the passing of Dunc Johnston and Jack MacDermid and the annual ice out contest in March*
- A few fun facts about RLCA FB Page followers:
  - 477 in Canada; 27 in the US; 3 in the UK; the rest are random countries like Norway, Sweden, and Columbia
  - *The top 3 cities in Canada are Toronto, Haliburton, Barrie.*
  - Only a small change in the top cities that our followers are from this year, Haliburton moved up from #3 to #2
- Side Note – Feel free to use the visitor/community part of the Facebook page if you are looking for lost items, selling items, or just want to post general fun things they see around the lake. Or send us a message on Facebook about something you would like shared and we can chat about how it should be posted



# 2021 RLCA Newsletter

## (Sean Hungerford)

*Thank you to Maia Thompson for kicking off the 2021 RLCA Newsletter*

*Big thank you to Emilie Wlodek who was able to step in and complete assembling, editing, and formatting the Newsletter. An additional thank you to Mike Wlodek and Ross Lawrence for helping organize content, organizing advertising and final review and edits.*

*For 2021 we switched to a digital only format and distributed the newsletter to all email addresses in the RLCA database. Going forward we are planning to continue to distribute the newsletter digitally.*

*For 2022 we need help in order to continue having a successful newsletter, we will be looking for content contributors to create articles, stories or share photos.*

# Raven Lake Dock Association

## Highway #35 Landing Access Update

(Scott Lewis)

- Since the 2020 RLCA AGM:
  - *The Ministry of Natural Resources and Forestry (MNRF) did not deliver a draft of the Shoreline lease due to COVID etc.*
  - *RLCA cannot make an application to the Township of Lake of Bays (LoB) for a building permit without legal standing (MNRF Lease)*
  - *In January 2021, RLCA persuaded MNRF to agree to providing an Interim Shoreline Lease, contingent upon RLCA receiving building permits from LoB*
  - *MNRF issued Survey instructions to RLCA. A Survey is a required part of both the Shoreline Lease and the building application*
  - *Surveyor retained in early May, survey expected to be completed and submitted to MNRF in September. Needs to be approved by the Surveyor General, MNRF needs to expedite.*
  - *Raven Lake Dock Association (RLDA) a wholly-owned, not-for-profit subsidiary of RLCA was incorporated in March of 2021*

# Raven Lake Dock Association

## Highway #35 Landing Access Update

(Scott Lewis)

- RLDA Formed from the RLCA Landing Committee:
  - *Sean Hungerford, Graham Donald, Scott Lewis, Ross Lawrence are the current Officers & Directors.*
  - *Established bank account for membership deposits.*
  - *Lawyers drew up Membership Agreement with membership fees*
  - *Currently RLDA By-Laws are the same as RLCA's. Once permit applications submitted and granted, plan to turn over RLDA to its members. Will require new Officers & Directors and its own By-Laws to be established.*
  - *Committees will be formed regarding the choosing of contractors / suppliers of the docks, audits, administration, reserve fund, maintenance fees etc.*

# Raven Lake Dock Association

## Highway #35 Landing Access Update

(Scott Lewis)

### ■ The Survey and LoB

- *In advance of receiving the completed survey, RLDA had a meeting with Chief Planner of LoB in late July to discuss how best to position the application. Planner acknowledged the singular nature of our situation and is well apprised that it is community in nature not commercial.*
- *In practice RLCA's project falls between the cracks of current zoning by-laws, especially as it will be situated on a water lot and only attached to MNRF lands*
- *Planner was positive in her approach and acknowledged the benefit and necessity to the Raven Lake community. We are planning to host a visit once in possession of the survey*

# Raven Lake Dock Association

## Highway #35 Landing Access Update

(Scott Lewis)

### ■ Timing:

- *LoB has jurisdiction over the building permits but only District of Muskoka has jurisdiction to approve the formation of a Condominium. Perhaps we proceed in two stages - building permit first, formation of condominium corporate second*
- *Both legal counsel and LoB believe that a condominium corporate structure would make the most sense.*
- *We have been able to convince MNRF that the practical timing for taking the docks out is Fall/end of boating season and winter/spring for installations of the new docks.*
- *Possible but unlikely that we will receive approvals/permits from LoB for removal in Fall 2021, more likely the removal notices will happen in Fall 2022*

# Raven Lake Dock Association

## Highway #35 Landing Access Update

(Scott Lewis)

### ■ Costs:

- *Current market values for lumber have been extremely volatile during the pandemic. Quotes only issued for 30 days*
- *We have an updated quote from NyDock that came in at +/- \$5,500 per dock. Up from +/- \$4,000 two years ago. Its likely but not guaranteed that lumber pricing will decrease if/when we can put the pandemic behind us*
- *Once we have permits in hand, we will then commence the process of getting quotes from additional dock suppliers.*
- *Estimates for legal fees, permits, planning are estimated to be \$1,500-2,000 per person. The more people that sign up, the lower these costs can be averaged.*
- *Currently we have 93 water access properties with 911 codes*
- *We have 58 signed and committed participants in the RLDA. We have another 7 who have verbally committed but not signed or paid as yet.*

# RLDA Treasures Report (Ross Lawrence)

- RLDA Bank Balance: \$52,642.26
- Motion to accept the 2021 RLDA financial report
- Vote

RAVEN LAKE DOCK ASSOCIATION - Income/Expense by Category - Earliest To Date				
01-Jan-19 through 14-Aug-21 (in Canadian Dollars) (Cash Basis)				
Category	01-Jan-19- 31-Dec-19	01-Jan-20- 31-Dec-20	01-Jan-21- 14-Aug-21	OVERALL TOTAL
<b>INCOME</b>				
Deposit For Dock Slip	2,000.00	0.00	62,000.00	64,000.00
Interest Inc-Interest Income	0.00	0.00	1.51	1.51
Loans	3,000.00	7,000.00	-7,000.00	3,000.00
<b>TOTAL INCOME</b>	<b>5,000.00</b>	<b>7,000.00</b>	<b>55,001.51</b>	<b>67,001.51</b>
<b>EXPENSES</b>				
Bank Charges	0.00	0.00	28.58	28.58
Legal Fees	0.00	6,830.60	2,325.67	9,156.27
Planning	4,000.00	0.00	0.00	4,000.00
Share	0.00	0.00	5.00	5.00
<b>TOTAL EXPENSES</b>	<b>4,000.00</b>	<b>6,830.60</b>	<b>2,359.25</b>	<b>13,189.85</b>
<b>OVERALL TOTAL</b>	<b>1,000.00</b>	<b>169.40</b>	<b>52,642.26</b>	<b>53,811.66</b>

# RLCA Board Member Elections 2021-22

## (Geoff Gooderham)

- Nominees for 2021-2022:
  - *Amanda Hungerford (new nominee); Bruce Lourie; Cathy Seguin; Danielle Britton (new nominee); Geoff Gooderham; Graham Donald; Howard Rowlison; Ian Hungerford (new nominee); Jo Ann Julien; Katie Van Pelt; Karl Mehisto; Mike Wlodek; Ross Lawrence; Scott Lewis; Sean Hungerford*
  - *Additional Nominees from the floor?*
- Motion to accept the 2021-2022 nominees
- Vote



# 2021 / 2022 RLCA Social Events

## (Sean Hungerford)

- Because of the ongoing restrictions and in the interest of community safety the RLCA did not hold any in-person events in 2021
- We hope to be able to run the Spring Social, Annual Regatta and the AGM + Corn Roast in 2022, however we will continue to follow COVID guidelines and proceed keeping in mind the safety of Raven Lakers first and foremost.
  - *In order to continue to run the RLCA social events we need new volunteers to assist with the Newsletter, Regatta and Corn Roast. The in-person events on Raven are such an important part of the tight knit cottage community on this lake, I hope that we can come together as a community and find new volunteers to help make these events successful.*

# New Business

- State of the Public Access Docks (Sean Hungerford)
- RLCA T-Shirts and Hoodies (Sean Hungerford)
- Management of the Goose Population (Jo Ann Julien)
- Light, Noise and Good Neighbour Behaviour (Graham Donald)
- Other new business?

# Adjournment

- Motion to adjourn the meeting
- Vote