



MILL LAKE VILLAGE COTTAGERS' ASSOCIATION ('MLVCA')
FALL MEETING - MINUTES
September 24, 2023

A. Preliminary:

- The meeting was called to order at 10:37 *a.m.* by Jan Hobman (President).
- Many thanks to Bianca and Brian Wilton (7 Eagle Ridge Rd.) for hosting the meeting.
- Members in attendance:
 - were welcomed by Jan Hobman,
 - introduced themselves, and
 - were asked to update their contact information
- Jan Hobman, on behalf of the association, expressed her condolences on the passing of long-time member Angelo ('Angie') Castelli (28 Mill Lake Trail). A sympathy card on behalf of the MLVCA had been sent to the family. Bob Millar of 48 Mill Trail also passed away.
- Jan Hobman on behalf of the MLVCA welcomed new members Mirlinda & Bernie Veliovski (62 Mill Lake Trail) who were not able to make the meeting.
- Members were advised of the recent sale of Sue Robinson's cottage (34 Mill Lake Trail).
- After review by the membership, the Minutes of the May 21, 2023 meeting were accepted by Dale Traversy and seconded by Jan Hobman.

B. Treasurer's Report:

- A combined *2023 Budget* (Jan. 1, 2023 to Dec. 31. 2023) and *2023 Cash Expenditures* report (for the period Jan. 1, 2023 to Sep 21, 2023) was distributed to all attendees (**copy attached**).

C. Road Report:

- The Executive reported that our roads are in good condition; in particular, those portions that have been surfaced with re-cycled asphalt. This, despite heavy rainfall and lots of construction trucks on our association roads this year.
- Brian Wilton has agreed to be our new Road Commissioner.
- After many weeks of discussions and on-site visits, Fowlers determined that it was not possible to spread re-cycled asphalt with ‘belly dumper’ type trucks because of the extremely sharp curves on our roads. Instead, we used ‘triaxle’ type trucks to spread 11 loads. We also removed many rocks, spread ½ load of A gravel on Loon Cres. and at the end of Turtle Bay Rd. In 2024, we will begin spreading again as soon as the weather permits..
- Our contract with Lawson’s (gravel) was renewed for 3 years at \$23,000 per year inclusive of a 20% increase for their services.
- The unavailability of a contractor grader necessitates the use of a home-made grader; which is not ideal.
- Upcoming projects remaining include (i.) to repair the drainage problem at the end of Mill Lake Trail, and (ii.) the cleaning out of our road ditches.
- The Executive wishes to thank the numerous members who helped with our successful brush clearing this year (32 volunteer participants and excellent weather!) *and*, also, helped out with all of the other road maintenance projects as carried out throughout the year.
- Members were reminded of the following:
 - that the clearing of brush along our roads is every member’s responsibility and, as such, are encouraged to keep the ditches and roads in front of their properties clear of brush and other obstructions.
 - to remove any trees on their property that are in danger of falling on the roads;
 - to promptly report to the Executive any problems with our roads, ditches, culverts and/or road signs, so they can be addressed quickly
 - that parking on association roads is not permitted during the winter.
 - that winter plowing is usually carried out between 4:00 *a.m.* and 5:00 *a.m.*, and, if a second pass is required, between 3:00 *p.m.* and 4:00 *p.m.*
 - that the gravel pile at the end of Turtle Bay Rd. is for association use only.
 - to drive their vehicles carefully where sight lines are limited.
 - when dragging any cut trees and/or brush into the woods, to do so *well away* from our road edges and road ditches.
 - to drive SLOWLY on our roads for safety’s sake, to keep the dust down and to minimize road wash-boarding;
 - to walk on the left side of our roads for safety’s sake.
 - to keep dangerous dogs on a leash at all times;

D. Website Report (www.mlvca.ca) :

- Our website listed e-mail contact address is contact@mlvca.ca
- We average approximately 200 hits per month.
- The minutes of our association meetings are available on the website.

E. New Business:

1. Community partnership:

- Members were asked to participate in a draw for free *Near North Crime Stoppers* ('NNCS') signage and other paraphernalia. The winners were Tina Osborne, Mike Palmer and Benny Trendle. NNCS donated a new sign to replace the old Neighbourhood Watch signs.
- The Executive will look into preparing a new member orientation package.

2. Municipal/Provincial:

- The Executive is currently reviewing a draft constitution and a list of draft by-laws as compiled by Barry Kirk (Member-at-Large), Tom Traversy (Executive member) and Steve Dawson (Member-at-Large). This has been necessitated by the *Ontario Not-for-Profit Corporations Act*; an act which requires us to either re-do or amend our current by-laws, audit procedures, quorum rules, meeting minutes, membership lists, and director consent procedures. The membership will be invited to review these proposals next year.
- Members are reminded that while the occasional rental of their cottage to family and friends is acceptable, the use of cottages to generate a business income contravenes the municipal by-laws of McDougall Township.

3. Environmental:

- Members were reminded to check their CO and smoke detectors/batteries.
- Members were reminded to be aware of poison ivy hazards; especially when clearing out brush along our roads.

4. Mill Lake:

- The *Mill Lake Guardian Association* is not affiliated with the MLVCA; but rather is a separate organization concerned with the quality and health of Mill Lake. This past summer, members of the *Mill Lake Guardian Association* and the MLVCA assisted with the removal of phragmites (an invasive species at high risk to the health of Ontario's lakes and waters) in Mountain Basin.

5. Social media:

- Members are reminded that the Facebook site "*Mill Lake Ontario Cottage Owners Group*" is *not* specific to our Association membership. Rather, this site is a communication vehicle maintained by a couple of our members for the exchange of social, environmental, and community information of interest to our members *and* others on Mill Lake.
- Members are encouraged to sign up for the alerts provided on the *Federation of Ontario Cottagers Association* ('FOCA') website; which provides very useful information of interest to all cottagers.

F. Executive Terms.

- Karen Kolankowski's term will expire this year. Karen is willing to stand again.
- Tom Traversy's term will expire this year. Tom is willing to stand again.
- All members were in favour of the nominations.

G. Meeting Schedule

- The Spring Meeting will be on **Sunday May 24, 2024** (Victoria Day weekend) at **10:30 a.m.** at Tammy Whitton's cottage at 19 Turtle Bay Rd.
- A motion to adjourn the meeting was made by Jan Hobman. Members agreed to adjourn the meeting. Meeting adjourned at 11:25 *a.m.*