



MILL LAKE VILLAGE COTTAGERS ASSOCIATION
SPRING MEETING MINUTES
May 20, 2018

A. Preliminary:

- The meeting was called to order at 10:35 *a.m.* by Jan Hobman.
- Many thanks to Jody and Benny Trendle (17 Turtle Bay Rd.) for hosting the Spring Meeting.
- Association members and the Executive introduced themselves.
- Jan Hobman welcomed the newest member of our Association – Andrew and Olga Lexiuk (47 Turtle Bay Rd.).
- Minutes of the Spring Meeting 2017 were read by Jerry Sauer. They were accepted by Tom Traversy and seconded by Ang Castelli.

B. Treasurer's Report:

- Dave Moore distributed a *Cash Flow Statement* for the eight-month period Sept. 22, 2017 to May 19, 2018 (copy attached).
- Dave made the following observations:
 - annual dues for the period Sept 2017/Sept 2018 have been paid in full and all association members are thanked for doing so;
 - \$6,900 was transferred into our Tangerine Reserve Fund, thereby increasing its balance to \$24,591.37;
 - our target is to maintain a reserve fund of approximately \$20K to maintain our current fee schedule at current rates (*i.e.* \$750 for permanent residents, \$500 for seasonal cottagers, and \$250 for landholders without cottages) and to cover for future increased costs;
 - the major expense in this reporting period was our winter plowing contract (recently renewed for an additional 3-year term) which was slightly higher than last winter (\$24,295 vs. \$22,600);
 - our summer maintenance costs are expected to be low (\$100) because our full spring gravel program was put on hold (see Road Report below);
 - there were no website nor liability insurance costs in this reporting period.
 - misc. expenses included a commemorative plaque (see below) and attendance at the annual FOCA conference (see below);
- The treasurer's report was accepted by Stan Kolankowski and seconded by Dale Traversy.

C. Road Report:

- No Road Manager will be appointed from the members of the current Executive; instead, the Executive will regularly inspect our roads and respond accordingly. All association members were asked to promptly report any problems with the roads, so they can be addressed quickly.
- The Executive reported that our association roads are in good condition. The surfaces of the roads appear to be quite hard and stable at present. As such, spring grading was not done on the hills and only on some flat portions of the road.
- Our roads are scheduled to receive their next gravel grading during the summer and during the fall.
- Brian Wilton has been periodically topping-up and grading certain sections of our roads. He is thanked for doing so.
- Jan Hobman reported instances where our new yield signs (corner of Turtle Bay Road and Mill Lake Trail) resulted in safer driving conditions.

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

- Steve Dawson reported that our website is well visited. Members were encouraged to visit the site for the latest updates.
- Steve reported that he is currently experimenting with a mobile version of our website (*i.e.* mobile.mlvca.ca). Members were encouraged to download the app and provide feedback.
- Members were reminded that the minutes of our association meetings are available on the website.

E. New Business:

1. Roads:

- A reserve pile of gravel will be purchased and stored on association property to be used for periodic road grading and the filling up of holes as they appear. Association members were advised that this gravel pile is intended for our association roads *only* and not for personal use.
- The Loon Cres. sign will be moved to the other side of the road to minimize the risk of further damage from winter plowing. All other road signs are in good condition.
- Members were asked not engage in standing starts at the base of the hills on our roads, as this creates large ruts and holes on our roads.
- We will *not* be holding an annual brush clearing this year as the amount of road-side brush is, at present, minimal to negligible. Furthermore, road sight-lines around the various curves appear to be good. Nevertheless, members are encouraged to inspect our road(s) adjacent to their properties and, if necessary, clear the roadsides of any brush.

2. Municipal:

- The Municipality has suspended the free 1st Saturday-of-the-month dumping program at the *McDougall Landfill* (214 McDougall Rd.) until further notice. The Executive does not expect the municipality to re-start this program any time soon.
- The 18 acre property between Turtle Bay Road and Mill Lake Trail has been sold. This property was used by its previous owner as a woodlot. The new owners cannot develop this property (bordered by our two roads and two members' properties) unless the new owners were to apply for a re-zoning with the municipality. This property is currently zoned Rural or RU. If a re-zoning application were to be filed, all members with cottages within 120 metres of this property (8 members) would be notified of the re-zoning application, and such members would have the opportunity to respond within 20 days to any concerns they have about the application (by requesting a public hearing). Members were asked to notify the Executive as soon as possible if they receive such a notice. To date, no application for a re-zoning has been filed with the municipality.
- As of this date, the fire rating for our area is high or **RED**. All members will be notified by e-mail whenever the fire rating is rated as **RED**.
- Drinking water is always available at the *McDougall Transfer Station* (8 Municipal Drive) 24/7.
- Attached to these Minutes is a News Release from the municipality on smoke and CO detectors.

3. Federation of Ontario Cottage Associations ("FOCA"):

- Jerry Sauer attended the annual general meeting of FOCA in Toronto on March 3, 2018, where he participated in a number of information sessions. Summary guidelines produced from information presented at two of these sessions (*i.e.* cottage septic systems and infrequent cottage use by friends and family) are added to these Minutes for association members to keep as future reference material.

4. Business from the Floor:

- One member reported that the intersection of Turtle Bay Road and Mill Lake Trail contains an obstructed sight-line. The Executive said that they will inspect the intersection and respond accordingly, but did note that we are only permitted to cut obstructing brush/trees that lie within the road allowances.
- Linda Comish (end of Mill Lake Trail) notified the membership that their boat had apparently been deliberately removed from the top of their dock where the boat was stored.
- Tom Traversy had fund raising tickets for the local Rotary Club available for purchase after the meeting for any interested members.
- Tom Scanlan wanted to recognize and thank the Executive for all of their work.
- Jan Hobman advised all members that they can, at any time, drop off food donations at her cottage (25 Turtle Bay Road) for the local Thanksgiving food drive.

5. Mill Lake:

- Members were asked to be courteous while boating on Mill Lake this summer.
- Members were asked to be careful whenever boating near the entrance to the main lake as there is a very large log in the water.

5. Other:

- One of our members, Simon Koban, passed away this past spring.
- Paul Capel was recognized for his many years of outstanding and dedicated service to the association with a commemorative plaque and a round of applause by all attendees. Paul, unfortunately, was not able to attend today's meeting to receive his plaque; so Dave and Jan presented it to him at his cottage later in the day.

6. Director terms:

- Jan Hobman and Dave Moore's terms will expire this year. Jan is willing to stand again. Dave, however, will not be standing for election.
- Jan Hobman called for nominations to the Executive. She highly encouraged members to participate on the Executive, noting that it is an excellent forum to express ideas and offer opinions on matters relevant to all of the members, with only a minimal amount of work involved.

7. Fall Meeting:

- The Fall Meeting will be on **Sunday September 30, 2018** at **10:30 a.m.** at Mark and Mary McNeil's cottage at 105 Turtle Bay Rd. (at the end of the road).

A motion to adjourn the meeting was made by Tom Traversy and seconded by Brian Wilton.

Have a safe summer!

COTTAGE SEPTIC SYSTEMS

PROPER MAINTENANCE (as suggested by FOCA)

DO's

- Do **measure** the depth of the solids in your septic tank (1st chamber) every **2-3 years**; once per year if you are a permanent resident.
- Do **pump** out the solids in your tank when it is **33% full**.
- Do **use** only **bio-degradable** and/or low-phosphate shampoos, soaps, detergents and cleaners to ensure the bacteria in your tank work properly.
- Do **clean**, if so equipped, your septic **filter** once per year.
- Do **inspect** your **leaching bed** periodically for leaks, soil collapse, *etc.*

DON'Ts

- Don't **flush/drain** into your septic tank any **paint, varnish, gasoline, food, cleaning products, fats, oils, grease, paper products** (other than toilet tissue or Kleenex), **coffee grounds, hair, pesticides, hygiene products** and/or **anti-freeze**. All of these products will either hinder the bacterial action needed for your septic tank to operate properly and/or compromise the integrity of your leaching bed by obstructing the flow of effluent.
- Don't **plant** any trees or shrubs within **3 metres** of your leaching bed.

COTTAGE USE BY FRIENDS AND FAMILY

SOME REMINDERS FOR INFREQUENT USERS OF YOUR COTTAGE (as suggested by FOCA)

Advise any **infrequent users** of your cottage the following (which may seem obvious to you, but probably not to them):

1. How to operate your **boats** properly.
2. What can (and cannot) be disposed of in the **septic tank**.
3. How to drive on our association **roads** (*e.g.* speed, dust, *etc.*)
4. How to properly dispose of **garbage** (*McDougall Transfer Station* - 8 Municipal Drive).
5. How to safely start and maintain a **campfire**.
6. Where your cottage property **boundaries** are located.
7. What the acceptable levels of **noise** are (*e.g.* outdoor music).
8. That any accompanying **dogs** are to be cleaned up after.
9. To show respect to your cottage **neighbours**.