

## **CLPOA- Minutes of the June 28th, 2008 Annual Meeting**

Ron Algate introduced Kathy Wallace of Camp Pinecrest. She spoke briefly in regards to: Camp is turning 100 in 2010.

Camp is updating amenities, refurbishing cabins, new girl's washroom

Working with an Arborist –trimming and replanting

New out tripping building being added – (replacing one that had fallen down a few yrs ago)

Looking into Fulltime staff housing, and maybe a year round camp

Undertaking a 1 million dollar capital campaign – Donations at [www.camppinecrest.ca](http://www.camppinecrest.ca)

They are maintaining portage and putting up signs to stop illegal launching

Welcomed new owners to lake

**2007 Minutes** – read by Tara

Motion to accept minutes – Bob Cleverdon, 2<sup>nd</sup> – Mike McClennan

**2007 Financial Statements** – read by Sharon

Questions re: F/S

Q -In regards to water testing how much more does it cost to test each site

A - \$100 more per site per season

Q – Does the camp do testing?

A – Yes, for their own drinking water and their swimming area

Q- If there were more MLA members could we reduce the cost for water testing to zero?

A – Yes

Q- If people belong to rate payer's assoc. should they switch to a MLA member?

A – Its personal choice

Motion to accept Bill Barker, 2<sup>nd</sup> – Joan Wood

### **Old Business:**

Water Quality:

Brian Ternoway talked about Phosphorus problem in the lake...showed graph over time.

Brian brought samples of products that are phosphate free and environmentally friendly.

Septic Tanks: Did the municipality complete septic inspections?

Yes – Ron read septic systems report- – 123 waterfront properties inspected. 110 are concrete, 7 plastic. 6 steel

Comments from floor – You can't depend on the report. A cottager complained about their neighbors for years and the inspectors did nothing.  
Sharon discussed finding from a water quality workshop that she attended June 21<sup>st</sup>.

Discussion from floor:

Q What is the biggest source of phosphorus?

A Septic, dishwashers, washers, - with products that are not phosphate free. Cleaning products and fertilizers also bad

Biodegradable and Phosphate free products have come long way. They work much better and cost less than they used to.

A suggestion to have your septic pumped every 2 years.

What about 2 stroke engines vs. 4 stroke engines? – Not a concern. This is a pollutant and the lake can clear itself of pollutants but not phosphates.

Sharon discussed a few more items in relation to water quality that were mentioned at the workshop...

1. Stream Health is important – inflow and outflow creeks. Keep outflow clear. Beavers clog our outflow and The Cleverdons clear it once a week. There is a new product that we may need to test. Its Beaver Baffles. It is something that deters the beavers, as they can't hear the water flow.
2. Laundry detergent is bad but dishwasher detergent is the worst!
3. There is a dye available to test your\ septic. You flush down the toilet and it seeps out through the ground identifying any leaks in the system.
4. Clean up dog and cat “do do”
5. Organic composts are not good. They are a natural fertilizer that is still not good for lake
6. New septic beds can treat some phosphorus. They contain iron in the soil.
7. Vegetation buffers at shoreline help.

More Discussion from floor in regards to hot tubs: Some suggest they are bad because they are drained on the ground. Others suggest they are not bad as it is just treated water without phosphorus.

“The Bylaws”:

Ron Algate started the discussion by explaining that CLPOA is a limited company, driven by bylaws and not by a constitution. We should be electing a board of directors not an executive. The existing constitution is irrelevant. CLPOA needs to follow bylaws.

Ron turned the floor over to Doug Peterson, (a retired lawyer). Doug spoke as follows:

He built his cottage in 1955. In the early 1960's the CLPOA was formed as an informal Incorporations Act. As of June 1970 CLPOA has been operating as non profit non share Capital Corporation. The original bylaws stated how the organization would operate.

These bylaws have disappeared. CLPOA still has minute books but the leather bound legal bylaws are missing. A box of files from 1970-1974 is missing.

CLPOA has continued to file annual returns each year. Still on hand are the charter documents, corporate seal and most minute books.

Doug explained the original charter had 7 directors, but it was then expanded to a minimum of 7 and a maximum of 12 in 1973.

Legally we need bylaws.

**Motion:**

We move that the new board of directors try to locate the bylaw book. If it cant be found then a committee should be put together to draft new bylaws. This may require a lawyer. This committee should do this over the season and put forward and present new bylaws for the next year to be ratified by the membership at the next annual meeting.

There was a 100% unanimous yes vote to accept the motion.

Discussion on the floor in regards to the Corporation....

Q – Who are we incorporated with

A – Province of Ontario

Q- Do members elect a board and then the board chooses their positions on their own?

A – Yes

Statement – The board could perhaps look at bylaws from other lakes so they don't have to start from scratch.

Statement – So the bylaws don't disappear again perhaps they should be kept in a safe place – i.e. web site, safety deposit box

**The Election of the Board of Directors:**

Caryl Peterson – 1<sup>st</sup> – Dale Syme 2<sup>nd</sup> Brenda Buck  
Steve Ramsay – 1<sup>st</sup> – Bob Cleverdon 2<sup>nd</sup> Mike McClennan  
Anisa Chernecki – 1<sup>st</sup> – Nancy Chernecki 2<sup>nd</sup> Melisa Carruthers  
Brenda Buck – 1<sup>st</sup> Carolyn Schwartz 2<sup>nd</sup> Marilyn Greaves  
Brain Ternoway – 1<sup>st</sup> Mike McClennan 2<sup>nd</sup> Suzanne McClennan  
Gary Deathe – 1<sup>st</sup> Mike McClennan 2<sup>nd</sup> Penny Barker

Ron Algate – 1<sup>st</sup> Brenda Buck 2<sup>nd</sup> Mary Ellen Baxter  
Sharon Cleverdon – 1<sup>st</sup> Marg Kenwright 2<sup>nd</sup> Bob Cleverdon  
Suzanne McClennan – 1<sup>st</sup> Marilyn Greaves 2<sup>nd</sup> Carolyn Schwartz  
Motion to close nominations – 1<sup>st</sup> Bob Cleverdon 2<sup>nd</sup> Richard Lister

Motion that all 9 nominees be elected to the board – 1<sup>st</sup> Bob Cleverdon 2<sup>nd</sup> Dale Syme  
100% Unanimous vote

Meeting Adjourned