



Clear Lake Property Owners' Association

Torrance, Muskoka, Ontario
www.clearlakemuskoka.ca

Annual General Meeting

June 30, 2012

Meeting Minutes (Draft) – *to be approved at 2014 AGM.

Gary welcomed **CLPOA** members and introduced the Board

2011 meeting minutes read by Anisa Chernecki

-Bob Cleverdon moved to have the minutes accepted; Mike McClennan seconded. Passed.

Financial statements were read by Sharon Cleverdon

Mike McClennan moved to have the financial statements accepted; Joan Wood seconded. Passed.

Water Quality Report was read by Bob Cleverdon

-Clear Lake is part of the Muskoka Lakes Association Water Quality Initiative testing program

-Last year 340 tests were conducted for: phosphorous, calcium, clarity, temperature, bacteria, e.coli

Calcium – 3.69 up from 2006 reading of 3.54 – UP is good.

Bacteria – no issues. Recommended tests be reduced or sites changed. 2 sites changed to new locations.

Temp consistent

Phosphorous – still over threshold, slightly up last year, initial tests this year are significantly higher, still working with test centre to understand 9.7 this year compared to 6.0 normal

Question – Was there a calcium test this year? – Answer: Yes, results not available yet

Question – what could account for phosphorus? – Answer: 50% natural 50% human – phosphorus is not broken down in a septic system, use phosphate-free detergents, have your septic tank pumped every 2-3 years, do not use fertilizer. There is some information about fireworks containing phosphorus and are adding to the phosphorus concentration in the lake. Keep shoreline vegetation to reduce run off. Limit new building development.

Question – could we have best practices for protecting this lake? – Answer: Yes, we can provide that

Comment – it is not just shoreline -- it is ALL vegetation

SummerFest – Gary Deathe

-We will not be hosting SummerFest this year due to a lack of volunteers to coordinate and run the event.

Regatta – Anisa Chernecki

-The Regatta will be in the Little Bay this year – Thank you to the Strongman Family for hosting

-We are in desperate need of volunteers to keep this event running each year. If people are able to participate in any way please let me know as soon as possible. A small contribution can make a big difference but we need to know in advance.

Fishing and wildlife

- Please do not fish before fishing season, even to catch and release
- Big fish this year
- Catch and release is the preferred alternative to aid in sustaining a healthy fish population.
- Pike infestation – they are not natural to Clear Lake and can be removed.
- Question – could we put out information on what to look for? Answer: yes

Wildlife

- Lots of raccoons this year
- This year bear – big and small bear – Clear Lake Rd
- 3 ft bear seen on Little Bay Rd
- PUT your garbage out the morning of collection or have the proper bear proof garbage bin; these bins need to be installed with a thick cement base and be locked otherwise the bears will just roll the container to spill the garbage
- Garbage/Transfer Stations are open with extended hours so that you can drop off your garbage on the way home
- Beaver problem on Ridge Rd side – lost about 40 trees – hired a licensed trapper – took away 5 beavers – still 2 more – put chicken wire around trees – info on Muskoka Watershed Council website

Cottage Watch

- OPP have not responded, don't seem to be any problems
- One door kicked in at a cottage on Clear Lake Rd by ramp – OPP called but did not come
- Trailer stolen on Clear Lake Rd
- Many trespassers on the islands – they are Private Property
- Please tell everyone to stay away from the LOON nest, even in a canoe or kayak.

Close official business

Bob Cleverdon moved to close the meeting; Kathy Pegg seconded. Passed

Discussion of Camp Pine Crest

- One year ago we received notice from the camp to rezone to add 50,000 sq ft
- Came up last year in the winter to go to council meeting to voice concerns
- Council deferred decision – asked camp to meet with CLPOA/Gull Wing and Echo Lakes
- Open House May 5th this year – CLPOA Board reps attended as well as Gull Wing reps

-Camp revised proposal – now want 25,000 additional sq ft while reserving the right to apply for the rest – there is also a list of more items and details for what they would like to apply for – list available upon request – additions would be four season – all building would be on 90 acres built on now. Specific building sizes and purpose seems to be a moving target.

-Questions – why have they (YMCA) been so deceitful, Coel? – apology for how things have been handled before – have changed approach now – have slowed down process; would like to be sure that all comments are heard – have cut out 20,000 in plans that had no specifics attached – do not plan to do major building now only small things – how do we know it won't happen again? – now Coel is working with the higher ups directly so that we know what to expect and things are done correctly –

CONCERNS – why were they deceitful – what they were told from planners, private planner advised them of this, trying to make a change now

-May 5th meeting was not broadcast widely enough – trying to take the correct routes to communicate with the people

The CLPOA Board will not support the current request for 25,000 – it is much busier now – in order to get zoning they have to prove net phosphorous reduction – major road, noise, safety, degradation noted.

They are now a four season commercial destination – that is done.

Discussion of concerns

-more traffic

-larger vehicles

-reports have not been shared

-value of properties going down

-why don't you stay with the plan you had 3 years ago

-Question – does Pinecrest have plans to address road issues? – Yes

-Phil Syme, (Janice Feller, 2nd) - motion forward – committee be put together to study the road and see about the possibility of an alternate road – amendment to motion – Bob Cleverdon – Sandy Gribben –The CLPOA Board recognizes the creation of a subcommittee to investigate any issues related to Clear Lake roads and report back to the board –motion to the floor as amended – voted and carried

Vote on the amended motion to be carried – voted – carried

-Who will do road repairs

-What amounts to a single lane road in places with several blind curves and the lake cannot sustain the additional traffic and people.

-Dangerous for pets and children. This is an accident waiting to happen.

Ruth Nishikawa – DISTRICT COUNCILLOR –knows the lake well, walks the road regularly; the road is in need – could the road be built behind the current cottages? – but the land behind those cottages is a sensitive area now – they cannot stop what is happening currently at the camp – there are currently road restrictions – not a full four season road. But has a Township of Muskoka Lakes standard of a cottage road. – Camp has rights which cannot be rescinded

– Speed enforcement would help – OPP need to hear from the public that speed is an issue

-The camp should be responsible for coming up with a proposal for the road.

-The road should be restricted so that busses cannot use the road. – There is a Road Act that does not give the council the ability to make restrictions

-why are there different rules for the camp then the public?

-Clear cutting trees for building of houses – although you planted new trees you cannot replant a forest

-The water needs to be protected above all

-We need clarity in what we are looking to take to council in order to be heard – what are we asking for?

-Bob Stevenson– Gull Lake and Echo Lake – share the same concerns as Clear Lake of the road and camp expansion – this is also a problem due to the trailer park – we are working together with equal voices – there are also volunteers available to support a road subcommittee if that happens

CLPOA General Elections

*Anisa Chernecki will not be running for the board again this year.

The following people were nominated to be a part of the CLPOA Board for the 2012/2014 term:

-Brian Ternoway – Mary Muffles, Bob Cleverdon

-Sharon Cleverdon – Carol Peterson, Carolyn Schwartz

- Gary Deathe – Joan Wood, Steve Ramsay
- Suzanne McClennan – Carolyn Schwartz, Mike McClennan
- Ron Algate – Hal Pegg, Dale Syme
- Steve Ramsay – Bob Cleverdon, Jane Bosley
- Jane Bosley – Bob Cleverdon, Susan McClennan

Bob Cleverdon moved to close nominations; Anne Deathe seconded. Passed

New Business

- Bob Cleverdon – close relationship with people of Torrance to support them
– bbq and bake sale at the church after the AGM today and every year.
- Annie Callighen – wrote a letter to the board regarding the resort and would like to see it discussed, has become unpleasant situation, people trespassing, fouling the lake, fireworks, have changed the cottage experience in Big Bay. Must come together to stand against it.
- Brenda Buck – have been working on this for 6 years now – Council has now promised limit to 20 units – Brenda is available to discuss or give more details anytime. Please be in touch with Council to let them know your concerns. Call the police if you have immediate concerns

Steve Ramsay- letter has been read by the CLPOA Board and was taken to Greg Knight (owner of the resort) who has responded in writing which is available. On site management has been hired and Mr. Knight plans to be on site for the majority of the summer.

Mike McClennan – could we add to the CLPOA – STOP guidelines

Adjournment

-Mike McLennan moved to close the meeting; Bob Cleverdon seconded.
Passed
