

MISSISSAGUA GOLD LAKE COTTAGE ROAD BOARD

2025 AGM MEETING MINUTES

DATE: Sunday, August 17th, 2025	TIME: 10 am to 12:00 pm
LOCATION: Cavendish Community Center	
AGM CHAIR: Robert Brazzell	MINUTES: Ahmed Hirani, Secretary

AGENDA:

1. Welcome and Agenda Review - Robert Brazzell
2. A few words from Terry Lambshead, Mayor of Trent Lakes
3. Current Board of Directors & Election Candidates of 2025 – Ahmed Hirani
4. Chairman’s Report – Robert Brazzell
 - Work of the Board
 - Member Survey Results
 - Ice Storm Clean-up
5. Road Supervisor’s Report – Paul Madden
 - Spring, Summer and Winter Maintenance
 - Culvert Repairs
 - New Road Signage – Steve Quinlan
 - Projects for 2025-2026
6. Treasurer’s Report 2024/2025 – Brian Higgins
 - Financials Review for Fiscal Year Ending May 31, 2025
 - 2025/2026 Budget
 - Accounts Receivables Report
7. Voting and Results – Steve Quinlan
8. Other Business – Robert Brazzell
 - Confirmation of 2024 By-law Updates
9. Motions and Voting – Ahmed Hirani
 - Questions and Motions by Membership
10. Q & A Received from Membership – Robert Brazzell
11. Adjournment - Robert Brazzell

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WELCOME AND AGENDA OVERVIEW:

- No follow-up or action items.

A FEW WORDS BY THE MAYOR OF TRENT LAKES

- No follow-up or action items.

CURRENT BOARD OF DIRECTORS AND ELECTION CANDIDATES OF 2025 BOARD:

- No follow up or action items.

CHAIRMAN'S REPORT:

- Member Survey – no follow up or action items.
- Ice Storm Clean-up – no follow up or action items.

ROAD SUPERVISOR'S REPORT:

- Frank Noordhuis asked if “we” (MGLCRG) are paying for the sand and the distribution or just the distribution. Paul Madden responded that the sand is free from the Municipality, and “we” just pay for the distribution. Mayor Terry Lambshead confirmed that the group does obtain the sand for free from the Municipality.
- New Road Signage –
 - Frank Noordhuis mentioned that he recently attended a road safety meeting where it was shown that studies have concluded that signs on roadways do help reduce speeding.
 - Ahmed Hirani asked the membership if additional signs were needed and a discussion ensued:
 - George Stobbs suggested that we should not add additional speed signs as many people don't respect the speed limit signs. He further suggested, let the road deteriorate a bit, because the wash boarding and pot holes actually slow down the speeders.
 - Brenda Higgins stated that it's typically the contractor and delivery vehicles that she sees exceeding the posted speed limits and asked how we reach them to advise them.
 - Kris Roze indicated that the Spur 9 sign has deteriorated and requires replacement. He asked if there was a plan to replace that sign and other older signs as they show wear. **[ACTION]**
 - Ruth Marshall indicated that we need signs exiting the spurs, we have them entering the spurs but not exiting them. **[ACTION]**

TREASURER'S REPORT:

- Norma Houle asked why the Board did not use the “Emergency Funds” to pay for the Ice Storm Clean-up. Brian Higgins explained that the typical maintenance costs for the road system are about \$100,000. Maintenance costs include graveling, grading, pothole repair, plowing, sanding and minor brushing. This excludes any costs for major brushing, culvert repairs and events like the ice storm. When the Board took over the finances, the major project outside the

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annual maintenance cost was culvert repair which had an associated cost of \$53,000. In the spring of 2024, the then Board had initiated a major brushing project which had an associated cost of \$47,000. As such, what was left for the new Board of 2024/2025 was \$100,000 to fund the regular maintenance. The Ice Storm Clean-up, therefore, required a Special Assessment per the by-law.

- Norma Houle additionally asked why the membership was charged \$700 for the Special Assessment and who decided on the number. Suzanne Vanderkaden responded that as far as she knew, the Board had conducted a survey of the road group members and the votes were announced and the majority of the members voted in favour of the Special Assessment at \$700.
- Ruth Marshall indicated that there the brushing last year was an extraordinary expenditure and ate into the reserves. Robert Brazzell added that the culvert replacement was also an extraordinary expenditure and between the two projects, depleted what some labelled the Emergency Fund.
- ??Sue Arten?? (Spur 6) asked when people don't pay their fee, do we charge them an interest rate for outstanding balance. Brian Higgins indicated that we don't charge an interest rate for late payment, but we do charge them a \$50 late fee. Brian further indicated that when we need to issue letters from lawyers and hire a collections agency, those costs should also be attributed to the member. **[ACTION]**
- Frank Noordhuis indicated that the members need to be reminded that 36 years ago, the agreement by the members (as so reflected in the by-laws) was to equally share all costs related to road maintenance and special assessments. **[ACTION]**

ELECTION RESULTS:

- Steve Quinlan, as Nominating Committee Chair, thanked all candidates for putting forward their names and volunteering to participate on the Board. Additionally, Steve thanked Murray Kline and Kris Roze who acted as the Scrutineers to audit the election and finally Ken Gough who stood in for Secretary Ahmed Hirani (who was a candidate). Steve indicated that the on-line and in-person voting polls have closed and all ballots have been counted. The following members are elected to the Board to serve a three-year term:
 - Brian Higgins, Spur 4
 - Ahmed Hirani, FR 130
 - Jason Bredin, Spur 8

VOTING [MOTION] RESULTS:

1. Do you approve to adopt the 2024 AGM minutes into the MGLCRG records? (*Minutes previously circulated by email, posted on MGLCRG website, and made available at this in-person AGM meeting*) – Amendment to the minutes to be filed with the following change: Under the Treasurer's Report 2023/24 Financials (bullet #6) and Spur 4 Presentation (bullet #4), member's name should read RuthAnne McNaught.
 - **In Favour - 74**
 - Opposed - 1
 - Abstain – 10

RESULT: Motion Passed

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2. Do you approve the financial statements for the fiscal year that ended on May 31, 2025 as reviewed by Mark Lahn, Accountant? *(Statements previously circulated by email, presented and made available at this AGM meeting)*

- **In Favour - 76**
- Opposed - 0
- Abstain – 9

RESULT: Motion Passed

3. Do you approve the attached 2025-2026 operating budget as proposed by the Treasurer? *(Budget previously circulated by email, presented and made available at this AGM meeting)*

- **In Favour - 74**
- Opposed - 1
- Abstain – 10

RESULT: Motion Passed

4. Do you approve the proposed road maintenance fee of \$675.00 per member (0% increase from prior year) for the 2025-2026 fiscal year?

- **In Favour - 81**
- Opposed - 0
- Abstain – 4

RESULT: Motion Passed

5. Do you approve the new Board to select and appoint a CPA (Chartered Professional Accountant) to act as the Accountant for the MGLCRG for the fiscal year 2025-2026? Budgeted expense of \$1,695.00.

- **In Favour - 72**
- Opposed - 6
- Abstain – 7

RESULT: Motion Passed

6. Straw Poll – Non-Binding Vote:- Would you like the new Board to investigate segments of the road and spurs that are currently not included in the by-laws Section 10.01 definition of the “Road System” (per the 2018 amendment), in order to update the definition to include all or some of these segments?

- **In Favour - 40**
- Opposed - 34
- Abstain - 11

- Norma Houle suggested a pre-assessment be done by the Board with the maintenance contractors to determine the additional costs to the Maintenance Fees and have the membership vote on this first prior to any action taken by the board. **[ACTION]**

RESULT: Vote Passed

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7. Straw Poll – Non-Binding Vote:- Would you like the new Board to investigate a tiered maintenance fee structure for the Road System?

- In Favour - 29
- **Opposed - 52**
- Abstain – 4

RESULT: Vote Failed

8. Ratification of the newly elected Directors (in-person voting only)

- **In Favour - 31**
- Opposed - 0
- Abstain – 2

RESULT: Motion Passed

9. Motion to destroy the ballots (in-person voting only)

- **In Favour - 32**
- Opposed - 1
- Abstain – 0

RESULT: Motion Passed

Q & A SECTION:

- A member asked if we have an identified budget for beaver dam management. Brian Higgins responded indicated that we don't have a defined budget for this, however if a beaver dam continues to cause an issue to the safety of the road or affect a member property adversely, the Road Superintendent would determine next steps which could include a contractor to come in and remedy the issue.
- Randy O'Neill asked if the Board was considering a brushing exercise on the road to maintain the brush (after spending a significant amount of money last year). Robert Brazzell indicated that it is part of this year's plan to cut back the brush in the most needed areas along the main road.
- Dan Charlebois asked the group if they would like to see us use calcium chloride on the road to manage the dust. A discussion ensued regarding the possible use of water. However, no vote was held and no action was proposed for the Board to pursue.
- Doreen Moffat asked if the Lou Philips sign at Mississagua Dam Road and FR 130 would be replaced. The conversation led to a comment that we should post a question on Facebook asking the members if anyone has or has seen or knows what happened to the old sign. General consensus was that if we don't find the old sign, is to assess the cost for a new sign that commemorates Lou Philips and install it in a location that would not suggest a different road name as to confuse emergency services and new road users. **[ACTION]**

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Motion to adjourn meeting by Norma Houle and seconded by Robert Brazzell (in-person voting only)

- **In Favour - 33**
- **Opposed - 0**
- **Abstain - 0**

RESULT: Motion Passed

MEETING ADJOURNED AT 12:50 PM

SUMMARY OF ACTION ITEMS FOR THE BOARD

- **Signage**
 - Kris Roze indicated that the Spur 9 sign has deteriorated and requires replacement. He asked if there was a plan to replace that sign and other older signs as they show wear.
 - Ruth Marshall indicated that we need signs exiting the spurs, we have them entering the spurs but not exiting them.
 - Assess the cost for a new sign on FR130 that commemorates Lou Philips and install it in a location that would not suggest a different road name as to confuse emergency services and new road users.
- **SP1 - New Board to investigate segments of the road and spurs that are currently not included in the by-laws Section 10.01 definition of the “Road System” (per the 2018 amendment), in order to update the definition to include all or some of these segments.**
 - Norma Houle suggested a pre-assessment be done by the Board with the maintenance contractors to determine the additional costs to the Maintenance Fees and have the membership vote on this first prior to any action taken by the board.