

**MISSISSAGUA GOLD LAKE COTTAGE ROAD BOARD
AGM MEETING MINUTES
SUNDAY, AUGUST 18TH, 2024**

DATE: Sunday, August 18th, 2024
Cavendish Community Center and via Zoom

TIME: 10 am to 12:20 pm

MINUTES: Suzanne Vanderkaden, Secretary

AGM CHAIR: Bob Brazzell

AGENDA:

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| 1. Welcome and Road System Overview | Dan Charlebois
Bob Brazzell |
| 2. Current Board of Directors & Election of 2024/25 Board | Suzanne Vanderkaden |
| 3. 2024 Bylaws Update | Catherine Rice |
| 4. 2023/2052 Bridge Lease | Catherine Rice |
| 5. New Road Signage | Steve Quinlan |
| 6. Member Opinion Survey Results | Suzanne Vanderkaden |
| 7. Road Supervisor's Report | Steve Quinlan
Renato Pasqualoni |
| 8. Treasurer's Report 2023/24 Financials | Kick van Lunenburg |
| 9. 2024-25 Road Fees with 3 Year Financial Forecast | Kick van Lunenburg |
| 10. Q&A for Questions Received by July 12 th | Catherine Rice
Suzanne Vanderkaden |
| 11. Voting and Results | Suzanne Vanderkaden |
| 12. Spur 4 Presentation | Brian Higgins |
| 13. Adjournment | Bob Brazzell |

WELCOME AND ROAD SYSTEM OVERVIEW:

- No follow-up or action items.

CURRENT BOARD OF DIRECTORS AND ELECTION OF 2024/25 BOARD:

- No follow up or action items.
- Election to select 5 Directors from slate of 6 nominees conducted online or in person at beginning of the meeting. Results shared at end and via email to broader membership after the meeting.

2024 BYLAW UPDATE:

- Crystal Groves advised that she had sent an email to info email account advising there was an error in Section 1 of the by-laws. Catherine advised that her recommendation is to form a sub-committee next year with Board and broader membership to address any further updates to the by-laws.
- Voting occurred at the meeting:
- Question 3: Approval of new Bylaws to align with ONCA legislation (in person votes only):
 - In Favour 21
 - Opposed 0
 - Abstain 0
- Question 4: Approval of Amendment for new Articles to align with ONCA (in person votes only).
 - In Favour 21
 - Opposed 0
 - Abstain 0

2023-2052 BRIDGE LEASE:

- No follow-up or action items.

NEW ROAD SIGNAGE:

- Don Groves (Spur 8) asked why does it say that it is a Public Road? Bob Brazzell responded that it is a semantics; technically a Public Road Privately Funded.
- Kevin Blaney (Spur 1A) asked why we increased the speed limit above 20km; thought it should stay at 20km especially in the winter. Also, thought there should be a warning sign with respect to winter driving/road conditions.
- Jason Bredin (Spur 8) suggested Road Group pursues obtaining free signage from Peterborough County. **(ACTION ITEM)**.
- Brain Hault (Spur 4) asked whether we are required to allow public access – yes, as part of our lease this is a requirement.
- Don Groves suggested we use Steel posts like snowmobile organizations.
- Rob Sharples (Spur 8) emphasized that these are discussion points; work has already been done. This is a valid statement.

MEMBERSHIP OPINION SURVEY:

- No follow-up or action items.

ROAD SUPERVISOR REPORT:

- Norma Houle (Spur 1A) asked why the sink hole on Spur 1A was not fixed faster.

- Jason Bredin (Spur 8) and Frank Noordhuis (Spur 7) suggested that sink hole was caused by Hydro One trucks 6 weeks earlier. Jason suggested that if it had been addressed earlier, perhaps the magnitude of the problem could have been less.
- Bob Brazzell (FR 130) advised to report issues immediately to the info email inbox so that they can be actioned. If more people report the same problem, it helps to identify the priority and severity of the problem.
- Derek Woodward (FR 130) indicated that since the problem has now been fixed properly with the use of big rocks, it is not likely to reoccur.
- Don Groves (Spur 8) asked whether there could be a cell number to call in the event of serious issues. **(ACTION ITEM)**

TREASURER'S REPORT 2023/24 FINANCIALS:

- Crystal Groves (Spur 8) asked whether the brushing project was part of the Capital Fund. Catherine indicated that it was.
- Ken Gough (Spur 3) asked if the \$14K was for the emergency repair – yes, it was.
- Brian Higgins (Spur 4) asked whether the culvert replacement would be amortized as a capital expense – answer is, yes it would be similar to how the brushing was handled.
- Ian Colquhoun (Spur 7) questioned whether it made sense to keep the summer/winter costs flat for next year. Kick responded that since gravel is not required annually, the reduced cost was reflected in the budget for the following year.
- Catherine Rice also confirmed that the signage expense is included in the 2024/25 forecast.
- ~~Ruth Ann McNaughton~~ ^{RuthAnne McNaught} (Spur 1A) asked whether we are required to have an official audit of our books. Some expressed concern that this could be an expensive cost. **(ACTION ITEM)**
- Rob Sharples (Spur 8) indicated that he is not concerned with this since we have Mark Lahn independently sign off on our financial statements.
- Voting occurred at the meeting:
- Question 5: Approval of accountant Mark Lahn for 2024-25 (in person votes only):

○ In Favour	21
○ Opposed	0
○ Abstain	0
- Question 6: Approval of Financia statement for last fiscal period of 2023-24 (in person votes only).

○ In Favour	21
○ Opposed	0
○ Abstain	0
- Question 7: Approval of 2024-25 Road Fee of \$675 (in person votes only).

○ In Favour	16
○ Opposed	4
○ Abstain	1

QUESTIONS RECEIVED FROM MEMBERSHIP:

- With respect to question regarding community involvement in filling pot holes in the spring, Rob Sharples (Spur 8) re-iterated that the road is “our” road and everyone should get involved as part of our community. Sarah Martin (Spur 7) asked whether the Board (recognizing it is not part of the mandate) could organize events to bring members together. **(ACTION ITEM)**
- With respect to question regarding compensation for road maintenance/tree removal, Sarah Martin (Spur 7) thought we should remove the “grey” from the answer, it should be NO Compensation provided.
- With respect to question regarding brushing and approval of spend, Frank Noordhuis (Spur 7) suggested that Board could have advised membership in advance more than was done. He also suggested that the Board be given a threshold for spend they can approve without going to the membership. This can be covered in the By-Law review.
- Ian Colquhoun (Spur 7) expressed that when he was a member of the board, he expressed his concern with the tendering process for the organization hired to complete the brushing given the size of the expenditure.
- Frank Noordhuis (Spur 7) wants to see copies of the minutes distributed sooner than the next board meeting. He is interested in knowing which board member votes for what.
- With respect to question regarding police checks, numerous members expressed concern that this would be an unnecessary cost and deterrent for others to join the Board.
- Ruth Marshall (Spur 4) indicated that she is on numerous boards and has only had to file a police check with boards that involve children.

SPUR 4A PRESENTATION:

- Brian Higgins delivered a presentation on addressing concerns where Spur 4 ends.
- After Brian’s presentation, there was a spirited discussion. No voting on whether to support or not.
- Many members of the audience had questions and expressed concerns with the proposal.
- Two speakers were of note: [RuthAnne McNaught](#)
 - ~~Ruth Ann McNaughton~~ of Spur 1A shared her perspective on the history of the development of Spur 1A given she was one of the two original cottagers on Spur 1A.
 - According to Ruth, the 2 original cottages on Spur 1A paid \$14,000 to build Spur 1A shortly after the main road was built.
 - She asserted there were misunderstandings in the early 1990’s pertaining to Spur 1A and as a result, an agreement was made that the 2 original cottagers who funded the build would pay \$4,000 instead of \$8,000 .in Capital fees.
 - It is her understanding that all other properties on Spur 1A paid the full \$8,000 Capital fee.

- Ruth Marshall from Spur 4 indicated that The Fish House Point discussion (along with other Spur's in similar situations) has been brought forward to the Board and Membership previously.
 - She stated, in 2019, a task force was created to review the issue and the decision was made to not change the boundaries of any Spurs or the Main Road.
 - According to Ruth, the Task Force stated that all members including the initial group were responsible for the funds required to connect their property to the main road/spur.
 - She read from a report that the Task Force had recommended that this discussion be closed with no further dialogue on the matter and the Board and the Members at the 2019 AGM also voted to support this decision.
- Sarah Martin (Spur 7) asked whether anyone knew how much additional expense this would be and how much this would equate to each member.

ADJOURNMENT:

- Jason Bredin (Spur 8) discussed the Duty of Care requirement. He also suggested that when work was completed, if the contractor could take a picture showing its completion.
- Kevin Blaney (Spur 1A) emphasized that he felt if you are driving on the road in the winter, you should have 4 wheel drive and chains. He has had to pull out numerous contractors in the past.

MEETING ADJOURED AT 12:20PM