

## Board Meeting October 6, 2019

### Attendance:

In Person: Lloyd Ferguson, Sue Fox, Rick Jeffery, Mike Bourne, Jack Pagani, Laura Smallwood, Shelley Milligan, Lynn Ross

Absent: Ken Burke

Start Time: 10 a.m.                      End Time: 12:00 p.m.

### 1) Approval of September 1, 2019 Meeting Minutes

Moved: Lynn                      Seconded: Sue                      All approved

### 2) Caretaker Update

- a. Working on adding septic lids so don't have to dig up in future.
- b. Liability Insurance – finally received from everyone and assessed fines were paid. **Action:** Lloyd to include in AGM handout (reminder to produce pre-paid cheques, liability insurance, septic do's and don'ts)

### 3) Finance Update

- a. Currently have \$94.2K in bank
- b. Started AGM prep. Jim Bourne provided hydro readings.

### 4) Operations Update

- a. Wall lot 18 – In progress. Need volunteer help to put mortar and strapping on corner.
- b. Fences – Next year
- c. Signs – In Progress.
- d. Piling Extensions for Swim Dock – Cost estimate of \$394.69 for material. Have to wait for water to rise. Will need 3 volunteers to assist.
- e. Garbage service cut-off at end of October.

### 5) Infrastructure Update

- a. Wall Lots 42 – 45
  - i. Notification done and approval letter received from Mosaic (Timber West), providing survey done verifying land belongs to Timber West
  - ii. Timber West does want to negotiate sale/transfer of ownership to CLRC
  - iii. Biologist recommends doing project as soon as possible, and do it fast.
  - iv. Federal Government introduced a new Fisheries Act on August 28 which makes things unclear.

- v. Risk manage project ensuring ability to prove due diligence.  
Doing everything to ensure no harm to lake bed.
  - vi. Will have an Environmental Monitor onsite
  - vii. Need to ensure machinery oil is suitable for riparian areas and can't do work in heavy rain
  - viii. Fisheries tech will also be onsite (cost approx. \$5K)
  - ix. Survey will not be registered for 2 – 3 weeks, but letter expected on Tuesday
  - x. Need a site plan and a letter created (not sent) with survey, plan and details
  - xi. Lots need to be fully cleared except for electrical posts
  - xii. Estimate for project is \$60K
  - xiii. Moved: Lynn           Seconded: Sue           All approved
  - xiv. **Action:** Laura to send email to lots 42 – 45 regarding clearing of lots. **Action:** Jim to get quote re: cement blocks along Lot 42 for perimeter fence
- b. Allocation of Uplands Row Electrical Upgrade Costs
- i. In progress. **Action:** Jack to meet with Ken and bring recommendation to next Board meeting.

#### 6) Future Projects

- a. Ken provided following estimates:
  - i. Workshop - \$26K
  - ii. Deck - \$15K
- b. Defer to Capital Plan exercise scheduled for winter.

#### 7) Lot 4 and 10

- a. No date yet for movement of unit. **Action:** Lloyd to send invoices for \$1K per month, starting September 15.

#### 8) LIRF Process

- a. Approved
  - Lot 11 - shed
  - Lot 57 – ground work
  - Lot 41 – trailer replacement
  - Lot 11 – gazebo
  - Lot 11 – ground level deck
- b. To be re-submitted
  - Lot 57 – shed

#### 9) Rules and Regulations

- a. Updated Rules and Regulations sent via email to all lot owners. Need to be ratified at the AGM.

- b. No need to add new rule regarding trailers on owner's property. Will deal with case by case

**10) Update of Disclosure Agreement**

- a. Present to owners at AGM.

**11) Beach Parking**

- a. Assuming that lake wall is fixed, Lot 53 will park beside Lot 45 and boat launch. Lot 45 will park in front of lot.

**12) Review of Action Items**

- a. Outstanding
  - i. **Action:** Jim to contact neighbor regarding dangerous tree(s) along Uplands Row.