

Minutes of the AGM of the Minnicock Lake Cottager's Association

Sunday, August 1, 2010 at the cottage of Sandy Hutchison E14

Sign-in was passed around ...

Present: Bob and Beth Ardiel E19, James Cushing & Sarah Shartal E26 Sandy & Dan Danby E11, Mike Darlington E12, Karen DeGroot E 15, James Hubbard & Diana Wessels E33, Sandy Hutchison & Rob Burt E 13/14, Brian & Jayne Lasenby E18, Frances & Dave McLean S1, George Montgomery W9, Patricia Naylor S13, Susanne Palmer E22, Rich Partridge W20, Doug Stephen E9/10, Karl Vahrmeyer E33

1. Brian Lasenby welcomed everyone and thanked Sandy Hutchison for hosting the potluck lunch and meeting.
2. A motion was made by Rich Partridge to accept the minutes of 2009 AGM of the Minnicock Lake Cottagers Association. Seconded by Dan Denby. Carried.
3. The **financial report** was given by Jayne Lasenby, seconded by Jim Hubbard ... carried.
4. The **Reading of the Lake Charter** was done by Rich Partridge. This reading has been done at past meetings as well, serving as a reminder of the importance of keeping in mind the original intention of the development of the lake.

Restrictive Covenant - A brief review of the history of the original restrictive covenant was given by James Hubbard. The original idea was that of Pat Montgomery and Jim Hubbard with Richard Burt. The restrictions were imposed to preserve the wilderness appearance and natural environment of the lake and land. During the lifetime of the restrictive covenant, all people purchasing property on the lake did so knowing about, and respecting this covenant. Susanne Palmer continued, reminding us that a new version of the covenant was registered in 2000, but this time not all cottagers agreed to register the restrictive covenant. 75% of the properties on the Lake now have the RC including all properties on the South Road, all but 3 properties on the East Road and just 7 properties on the West Road. Among others, issues included in the restrictive covenant include: no paint on buildings, no city type lawns, keeping the natural shore line growth and limit of a 6 hp motor. Following this review of the Lake Charter and of the Restrictive Covenant, there was a great deal of discussion regarding a recent development on the lake and the unfortunate seeming of lack of understanding for these two documents. In particular, sod has been delivered to the site, and work begun without permits. There have been several attempts to communicate concerns to the owners, both in person and via e-mail and this communication will continue as there is unanimous concern by all who were present at the AGM about the apparent disregard of the restrictive covenant ... something that makes our lake unique and special in Ontario. A letter from the Association will be sent to appropriate persons, expressing the unanimous concern regarding transgressions of the Lake's Restrictive Covenant.

It was decided that a letter be sent from the Association to the owners of S2 demanding their immediate written agreement to comply with the Restrictive Covenant registered on their property, and in particular, to halt any planting of sod (2) if no written compliance is promptly received, a second letter would be sent, vetted by Sarah Shartal, with stronger language (3) if the owners do not reply or refuse to comply with the RC, legal advice will be sought re enforcing the RC. Passed: unanimously.

5. **Outreach Committee** - The outreach committee is made up of Burt Naylor, Susanne Palmer and Rich Partridge. In keeping with open lines of communication, the outreach committee has attempted to contact all new owners on the lake, to welcome them and to give them a copy of the Charter and the Restrictive Covenant. All purchasers of those properties against which the RC has been registered should have been made aware of the Restrictive Covenant when purchasing, as this is a legal document. The Committee is also going to deliver these information packages to local Real Estate agents and lawyers to help communicate and clarify the unique aspects of our lake. At this time, the Outreach Committee also wanted to thank Anthony vanLeishout for his assistance in making copies for this communication venture.
6. **Lake Steward Report** – For many years, Doug Stephen has been serving as Lake Steward. This work involves sending a sample of lake water to the Ministry of the Environment, as well as doing a visual depth reading. Our lake is currently healthy. The phosphorus level remains the same ... this is good. All cottagers are reminded to continue good practices: use phosphate free soaps or detergents, do not wash directly in the lake, have septic tanks pumped out ... Two books were recommended to the association and to all cottagers.
The Shore Primer – A cottager's guide to a healthy waterfront
<http://www.dfo-mpo.gc.ca/regions/central/pub/shore-rivages-on/index-eng.htm>
Take the Plunge - A Guide to Stewardship of Ontario's Waters FOCA
Doug has passed the torch of Lake Steward on to Mike Darlington.
7. **Regatta** – Mike passed on the news that this year's regatta was a big success. A big thanks goes to Betsy Anderson for her work in organizing this year's event!
8. **Green Committee and Junior Lake Steward Programme** - Sarah Shartal has offered to head up an environmental fair for all with special activities for children. It will be held on Saturday, July 23, 2011. Stay tuned to the Minnicock website for information.
9. **Next AGM** – There was a proposal to change the date for the AGM as many cottagers are otherwise occupied on the long weekend. Susanne made a motion that the next meeting be held on Saturday, July 9th, 2011. Seconded by Sandy. Carried. The meeting will be at the cottage of either the Partridge's or Schmidt's at 1 p.m., followed by a wine and cheese. Check the website for details.
10. **New names to the executive** – Vice President – Beth Ardiel, Secretary – Sandy Hutchison, Website coordinator – Craig Small THANK YOU!!!

11. **Other business** – There is concern over fire works that are being set off and noise and residue that affect the wild life. Karen told the group that there have been fireworks at the lake, but that was in the olden days (35+ years ago!) when the biggest deal was the burning school house. A much quieter time.

There will be a gate installed at Lot W1 as a result of trespassing onto the lake.

The Association will contribute \$100 to the Haliburton Hospital.

The Association will continue its membership in FOCA.

Meeting adjourned at 3:45

Minutes respectfully submitted by Karen DeGroot, August 4, 2010