

**LAKE CLEAR PROPERTY OWNERS ASSOCIATION**  
**ANNUAL GENERAL MEETING**

July 27, 2019

**DRAFT MINUTES**

8:30 am Meet and Greet, Membership Renewals, and  
Distribution of Voting cards 59/Proxy Cards 5 64 Total

9:00 am President's Opening Remarks Judy Bates

- Judy welcomed the members and thanked all of the hard working committee chairs, members of the committees, the owners and staff of Whispering Pines.

9:02 am Adoption of Agenda

**MOTION #1**

Moved: Liz Murphy  
Seconded: Bob Peltzer

To accept the agenda as amended with corrected spelling errors for Mayor Murphy, Beanish, and Monahan, as well as Heather Doyle announcing the recipients for the Jacquie Lecuyer Environmental Scholarship.

Motion Carried

9:03 am Greetings and Comments from Mayor Jennifer Murphy

- Regrets from Mayor Murphy and Councillor Jack Roesner.

9:05 Announcement and Presentation of the Jacquie Lecuyer Environmental Scholarship Heather Doyle

- Award Recipients: Abigail Perrault Saunders (\$1000)  
Kayla Rekowski (\$1000)

9:10 am      Presentations to Outgoing Board Members and Committee Chairs  
Lorne Monahan

- Thanked Past President, Philip Lancaster, for his longstanding support and work for the LCPOA and gave him a token of appreciation.
- Thanked Nelda Markham for her many years of devoted service and most recently as Chair of the Outreach Committee. (A token of appreciation will be delivered to her.)
- Thanked Jean Davies for her many years of devoted service and most recently as Chair of the Membership Committee and gave her a token of appreciation.

9:12 am      Call to Order      Judy Bates  
  
30<sup>th</sup> year of the Lake Clear Property Owners Association

9:13 am      Approval of the 2018 AGM Minutes      Judy Bates

**MOTION #2**

Moved:      Bob Peltzer  
Seconded:      John Taker

To accept the Minutes of the 2018 AGM as amended with corrected spelling errors for Donohue and Stewardship and having the minutes reflect that one member expressed opposition to the possibility of putting an internet tower on an island.

Motion Carried

10:00 am      Acceptance of Executive/Board Committee Reports  
(See all written reports submitted prior to meeting and included with Agenda)

1. President      Judy Bates  
Although invited to ask questions, no one did so.
2. Past President and Nominating Committee      Lorne Monahan  
Although invited to ask questions, no one did so.

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|---|--|
| 3. Vice President<br>Although invited to ask questions, no one did so.  | John Earle   |
| 4. Membership<br>Plaunt Mountain and Heideman Bay still need shore reps.<br>Although invited to ask questions, no one did so.   | Jean Davies  |
| 5. Jacquie Lecuyer Environmental Scholarship<br>Although invited to ask questions, no one did so.   | Jean Davies  |
| 6. Lake Stewardship<br>Although invited to ask questions, no one did so.  | Wayne Lecuyer  |
| 7. Environment<br>Although invited to ask questions, no one did so.   | Mike O'Brien   |
| 8. Land Use<br>Question from a member deferred to later in the agenda under New Business.   | John Taker   |
| 9. Public Relations and Communications <ul style="list-style-type: none"> <li>• Website</li> <li>• eUpdates</li> <li>• Facebook Group</li> </ul> <p>Discussion from the floor regarding adding the term 'Communication' to this committee.<br/>Clarification regarding ad hoc committees and standing committees as outlined in the current constitution.</p> | Colleen Beanish<br>Philip Lancaster<br>Colleen Beanish |
| 10. LCPOA Survey<br>Although invited to ask questions, no one did so.   | Colleen Beanish  |
| 11. Poker Run<br>Although invited to ask questions, no one did so.  | George von Jagow                                       |
| 12. Lake Clear Conservancy Liason<br>Although invited to ask questions, no one did so.  | Liz Shultis  |

**MOTION #3**

Moved: Lesley Lancaster  
Seconded: Cynthia Prince

To accept Committee Reports as written.

Motion Carried

10:15am

Financial Statement

Karen Jerome

- Several questions and comments from members regarding the Poker Run funds and how/or if they are separately noted in the financial statement.
- Question from a member inquiring if there is a notation in previous AGM minutes stating the Poker Run funds are to be used exclusively for the scholarship.
- Comment from a member expressing his understanding that the original purpose of the Poker Run funds were for legal costs incurred by the association to oppose building on Turner Island.
- Question from a member asking for clarification of \$817 for gifts and tokens. Clarification given.
- Questions and comment from a member concerning The Corporation Act and requirements for an audit.
- Question from a member inquiring if current insurance covers directors only or also includes volunteers, for example, members assisting with the Poker Run.
- A non-member implied that the LCPOA was hiding some information about the financials and that he intended to report such to the CRA.

Actions:

- Karen will add a notation in financial records to see Poker Run monies.
- Karen will look into question regarding the insurance and follow up at the 2020 AGM.

**MOTION #4**

Moved: Guy Jamieson  
Seconded: Bob Peltzer

To accept the Financial Report as presented.

Motion Carried

9:44 am

Draft Revised Constitution

John Earle

- Recognized Lianne Pepper for her hard work on multiple revisions.
- Existing Constitution, Article 13, mandates a review of the Constitution every 5 years.
- Draft sent to all members with a current email in March 2019

inviting comments and suggestions.

- Only 7 member replied.
- Clarified that as per the current constitution, all revisions must be presented to the Executive Board prior to 60 days before the AGM and that no amendments can be voted on at the 2019 AGM.
- Today's vote will be on the revised Constitution in its entirety.
- Clarified that as per the current constitution, the revisions were sent to the membership in the 2019 AGM package.
  
- Highlights
  - a. An effort to streamline the Board structure
  - b. Membership representation from Shore Reps
  - c. Insurance
  - d. Membership
    - no longer associate memberships
    - interest of property owners
  - e. Proxy Votes
    - informed consent

Questions and Comments from the members:

- Board members reduced from 9 to 8. Clarification that the President only votes in the case of a tie.
- Concern that Board members have too much responsibility and too much work.
- Clarification in response to a question as to the differences in roles and responsibilities between Lake Steward, Land Use and Environment committees.
- Concern brought forward regarding communication from all members if Shore Reps are not on the Executive Board. (Article 6.5)
- Question concerning if nominations can come from the floor for Elected Board members. (Article 5)
- Clarification regarding membership for property owners who do not own their shoreline. Grandfathering of current members in close proximity to the lake as per current constitution.
- Discussion as to whether the revised constitution will allow new owners of properties with current memberships to also purchase memberships. (Does the wording in the revision refer to owners or property?) (Article 9)
- Discussion around using a proxy to vote. Support for informed consent and comment regarding hidden agendas. Comment concerning creating a different, broader form.
- Question as to whether the Corporation Act allows for Constitutional changes to be amended at AGM.
- Clarification that each deeded property can purchase a membership.

**MOTION #5**

Moved: Ian Thompson  
Seconded: Cynthia Prince

Motion to accept the Draft Constitution as written.

**MOTION #6**

Moved: Bob Peltzer

Move that the Motion to accept the Draft Constitution be tabled.

25 votes for  
33 votes against  
Motion is not carried.  
(Need 50% +1)

**MOTION #7**

Moved: Ian Thompson  
Seconded: Cynthia Prince

Motion to accept the Draft Constitution as written.

32 votes for  
21 votes against  
5 abstain  
Motion is not carried.  
(Need 2/3)

10:58 am

Review of Membership Survey

Colleen Beanish

- Purpose was to get to know the membership and their priorities.
- Surveys were sent to 227 members
- 142 members completed the survey - 63% response rate
- Statistician confirmed that response rate statistically represents the membership
- Whole report can be found on the website
- Discussion from a member regarding some wording such as 'concern' having different connotations and possibly affecting responses.

Actions:

- Set priorities
- Share information

11:06 am

Election of Officers

Lorne Monahan

Past President:	Lorne Monahan	
President:	Judy Bates	acclaimed
Vice President:	John Earle	acclaimed
Secretary:	Kathleen Kearney	acclaimed
Treasurer:	Karen Jerome	acclaimed
Lake Steward:	Wayne Lecuyer	acclaimed
Membership:	Lianne Pepper	acclaimed

**MOTION #8**

Moved: Michael Donohue  
Seconded: Colleen Beanish

To accept the slate of Executive Members as acclaimed.

Motion Carried

11:15

New Business

1. John Earle
  - Lyme Disease information board
  - Green Algae – MOE biologist confirmed that more nutrients than normal have washed into lakes from spring run-off.
  - Suspected zebra mussels found but no confirmation yet
2. Bob Peltzer
  - Confirmed that Renfrew County has collected Lyme Disease ticks
3. Michael Donohue
  - Shared that there is good information on the Renfrew County Health Unit website regarding Lyme Disease.
4. Jean Davies
  - Shared that Heideman Bay still needs a Shore Rep.
5. Judy Bates

- Shared that the LCPOA is recognized as a lake association with a strong membership.

6. Philip Lancaster

- Shared a personal experience with a relative who suffered with Lyme Disease. Encouraged everyone to be vigilant.

7. Guy Jamieson

- Concerned with faded Cottage Watch signs.
- David Bourne agreed to look into replacing signs.

8. Herb Weckwerth

- Questions deferred from Committee Reports regarding the information package given to new councilor, Jack Roesner, and shared with BVT council.
- Judy explained that the new council had asked to be updated on LCPOA position regarding the RV issue and the binder of information was a collection of previous presentations and information.
- Judy restated that the Executive Board is an elected representation of the membership and their role is to act on behalf of property owners.
- Judy restated that the survey was to get a clearer understanding of what the membership's concerns are and move forward from there.

**MOTION #9**

Moved: Colleen Beanish

That the Lake Clear Property Owners Association Annual General Meeting be adjourned.

Motion Carried



