



## **Annual General Meeting**

**May 12, 2021**

**Time: May 12, 2021**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82143616170?pwd=cU5rOU9pdW5neEo5UotCWUx2d2FoQT09>**

**Meeting ID: 821 4361 6170**

**Passcode: 255957**

**Find your local number: <https://us02web.zoom.us/j/82143616170?pwd=cU5rOU9pdW5neEo5UotCWUx2d2FoQT09>**

**[Zoom Best Practices and Étiquette - Please read](#)**

## **Minutes**

**Eastern Time (US and Canada)**

**6 to 6:30 p.m.: Zoom social**

Welcome at 6:54 by Gaye. Late start due to technical difficulties.

Guest Speaker Pam Ross, Councillor, Ward 5, La Pêche

(note that both mayors of La Pêche and Low were invited as well but could not attend)

Pam said that she was impressed by the number of people who attend our meetings. Pam was elected in the last municipal election and she represents us quite happily. She posted a link to the road work going on in La Pêche over this summer from the Municipality

The Municipality has an app called Voila! La Peche. Sends notifications to users of major road work. It can be found on the municipality's website. You can also report problems like potholes. You can send in any feedback.

Voila app

<http://www.villelapeche.qc.ca/en/municipal-services/services-en-ligne/>

## Questions & Answers

Carrie Ault asked about the completion of Highway 5. Pam answered that it should be completed by 2022 but nothing has happened. She is very happy with all the work done on Lac Bernard North and Kallala.

April Reilly stated that there is not enough coverage for cell towers around the lake. Pam said that there is a commitment by fall 2022 to have all homes connected to the internet in La Peche. There has been lots of money from the federal government for this. Starlink is also an option, and translink. Pablo is a contact to check with about internet connectivity. I think that is Pablo Sanchez who consults for the Municipality on underserved areas.

Julie Brogie asked about cell service. Some people have cell signal boosters in their cottages. It's different all around the lake. Some confusion between phone service and internet service. There is a tower in Farrellton but of course hills get in the way.

Andre Durand asked if there is a plan on fixing Pritchard? Pam said they are fixing Pritchard by installing a guardrail where it meets 105. Pritchard is getting some gravel at some places as well.

Sarah Brown asked a question passed on from Craig Brown, if there is a liaison between La Peche and the contractor for garbage pickup. Pam asked what the issue is. People can use the app or call the municipality if there is a problem. Direct contact with Aime Fleury is quick and to the point.

Colleen Forer asked if there is any insight into milfoil on a regional level?

Pam Lac Gauvreau is having a lot of trouble and we're watching to see what they are doing. Lac Gauvreau considering removing motorized boats for a time period.

Janet Purcell posted that on May 22 Lac Gauvreau is having a big meeting about milfoil and they have a big committee working on it. Lac Gauvreau has applied to the green fund and has their study underway and La Peche hopes to use that information for other lakes.

Jeff Stubbins asked if there are any plans for improving Lac Bernard Road from Kallala north. He said it is so bumpy and badly drained and it needs culvert work. This would be north of Kallala past the Woods farm. Pam recommends using the voila app or sending an email to the municipality.

Lynne asked if there is a conservation authority? Pam responded that we have a municipality, and the waterfront is managed by the province, but the municipality gives out permits for docks etc. People shouldn't be cutting trees close to the lake or mowing grass right down to the shoreline. Municipality oversight is complaint based but they want to be proactive. Anything near the waterfront needs approval.

Donl asked if a new Neighbourhood Watch sign could be replaced by Woods farm. Pam will ask.

Allan Millard asked about replacing a rock crib for a dock. Pam said that rock cribs can't be replaced once they're done. It is not allowed. We can't put any permanent structures close to the lake or in the lake.

Gaye thanked Pam for attending.

### 7:21 p.m. **Spring meeting opening**

#### 1. Greetings and introduction of Executive Board - Gaye Moffett

##### Officers:

Gaye Moffett -President

Rick Soderstrom -Vice President

Melissa Saunders -Treasurer

Stephen Hoogenraad -Secretary

##### Directors:

Steve Kulba -Membership

Sue Timmins -Logo Items

Francine Fillion -Communications

Paul Saunders -Environment

Devon Purcell -Finance Committee

Don McLean -Finance Committee

Chris Ault -Water Safety and Sports

#### 2. [Approval of 2020 Fall meeting minutes:](#)

Derek Christopher brought a motion to approve the minutes and Donna Serafini seconded the motion.

The Motion was approved.

86% in favour

1% against

13% abstain

### 3. Approval of Agenda

Donna Serafini brought a motion to approve the agenda and Fred Lapner seconded the motion.

The motion was approved.

97% in favour

0% against

3% abstain

### 4. Memorial Announcements - Gaye Moffett

Aurise Comeau passed away in spring, cottage on Chemin Rosaire.

Roland Coudriau passed in the spring, cottage on Chemin Comeau.

Rosita Cassidy (Caletti) passed away in late 2019.

Meghan Boudreault also passed away last year.

### 5. [AGM reports](#)

#### **Treasurer - Melissa Saunders**

It was a quiet year at the lake but despite a lack of activities the Association brought in funds through an increase in membership and the coffee table book which was a huge success. The interest from investments helped too.

Our expenses decreased during the year compared to the year before. Our legal expenditures were less due to delays due to COVID.

A Rebate for insurance due to lack of activities which decreased expense was welcome.

We are in a well funded position for our future activities and projects.

Clubhouse fund decreased to zero, the environment fund went up due to the coffee table book as well as they Green Fund grant.

Two big events were not hosted last year, no regatta, no clubhouse events, so both events were in a loss position for the year.

Motion to approve treasurer's report

Jeff Blair brought a motion to approve the treasurer's report and John and Leigh Pearson seconded the motion.

The motion was approved.

92% in favour

1% against

7% abstain

## **Environment - Paul Saunders**

Milfoil is problem.

Paul is fearful that the situation will continue to deteriorate. We are getting a current study done this summer. We've always had milfoil in the lake but it was northern milfoil. Now Eurasian milfoil is crowding everything else out. Eurasian milfoil grows laterally once it reaches the surface and blocks out all light. The biologists will give us a new map after their survey this year. The milfoil has spread exponentially since the last survey.

Manual cutting of milfoil is a lot of work and it is impossible to get all the little pieces out and it replants itself. Mechanical harvesting will not get a permit from the Quebec government. Vacuum extraction looks interesting but it sucks up everything and destroys the habitat. We wouldn't be able to get a permit for this either

Milfoil weevil is another thing, a little beetle that eats milfoil. Once the milfoil is gone the weevils die off. The Quebec government won't give us a permit for this. It works in some lakes but not others.

What are we doing?

We have commissioned ABVdes7 to do a study. 50% of the funding for the study is from La Peche. La Peche also pays for our water testing. This new study will be used in our application for a permit to lay burlap to control milfoil like some other lakes. With permits and studies we could get funding from different levels of government.

Machines lay burlap and a resident on the lake has built one of these to lay burlap. Burlap helps smother the plants and seeds to stop the spread. Its use in hotspots around the lake where milfoil gets cut by propellers would be a good step forward. We will be able to roll out more burlap as we get more funding from all levels of government, our own community and funds allocated by the municipality.

John Pearson asked if the Association has tried the weevils. Paul said we can't get a permit to try it.

Nancy Gilbert asked are we looking at control, not elimination? Paul said we can't eliminate it, it will always come back in.

Derek Christopher asked what is the impact of the burlap on the lake?

Paul it's been used and shown to be pretty good. It breaks down after a few years.

Claude Bertrand asked if there are any plans to get a boat washing station to stop invasive species getting into the lake.

Paul answered that there are too many ways to get into our lake.

Mike Van Zandvoort asked how we will weigh down burlap.  
Paul said there are two ways, sand or stones. The Province prefers stones.

Someone asked if the burlap be a hazard to boats. Paul said it will be on the bottom and won't be in the way of boats.

Allan Millard asked are sand or stone allowed?  
Paul answered that we will have to use stone as the province won't let sand be put down.

Kevin Radford asked if we could all put down burlap around our own docks.  
Paul said he cannot recommend it.

Chris Ault asked how much money has the Association dedicated to laying burlap and will the Municipality match funds? Paul said it depends on what the government allows and how they'll spend.

Marilyn MH asked if Low will contribute? Paul said not so far, but once we get approval from the province we can ask since we'll be in a good position.

Jane Barton commented that it is a good plan. She asked what do we need to do to get this going? Money, volunteers, connection to government people---Paul said all of the above.  
Thanks to Jane for all the work she's done on environment issues.

Colleen Forer asked do we need permits to put in yellow buoys? Paul said no but we want to concentrate the buoys in the worst affected parts of the lake.

Andrew Erlandson asked if all boat launches are private on the lake?  
Mellissa answered that there are no public boat launches.

Allan Millard asked about the cost of weighing down burlap with rocks. In the past it was seen as prohibitive. What has changed? Paul answered that there are ways to use pebbles wrapped in burlap and that will be used to hold it down.

Don Butler asked if machine harvesting could keep ahead of the spread of milfoil? Paul answered that he found out that milfoil can grow 12 inches on a warm sunny day, so probably not. Plus we can't get permits for it.

Kevin Radford asked if we could as part of the permit lay burlap around docks. Paul said that was a great comment.

Donna Serafini asked what the cost for laying burlap would be. Paul said it depends on factors, sand, pebbles, how much of it? Once we get a permit then we can find the cost. Hopefully not like the construction costs right now due to COVID.

John Pearson asked if any research has been done on the preferred depth for milfoil. Paul said that in deep areas it doesn't get the sun.

J Furano mentioned that for the white rock marker buoys we had to follow Coast Guard Guidelines. Was there something similar for the yellow buoys? Paul answered that he followed government guidelines. There were questions about the reflective tape on buoys, Paul said we're going to use more and put it on before the boys are in the water. Paul will share the yellow boys guidelines with J Furano.

Kevin Radford Do we really need to do this study? Paul said we need a more recent study for our permits.

Colleen Forer asked how far up the shore does she need to take the milfoil to compost it. Paul replied up to 30 feet due to runoff from rain, the high water mark in spring, and don't burn it either.

J Furano has the federal guidelines and said we're not following them.  
<https://laws-lois.justice.gc.ca/eng/regulations/sor-99-335/page-1.html>

There were questions about wakeboard boats washing out shorelines, specifically in the narrows and if there is anything being done. The Association will look into it more. There are signs to drive slowly through the narrows.

J Furano asked if we are liable if our buoys don't meet guidelines? Paul said we're following provincial guidelines. It could be different.

Janet Purcell observed that there are quite a few large carp at the end of the lake, is this a concern? Paul said we don't think we have asiatic carp. The carp in the lake have been there for years.

## **Membership - Steve Kulba**

For the Membership report Steve said that we're at 231 members right now which is unheard of for so early in the year. If we can get to 290 or greater, we speak as one voice with a big stick. This helps with our agenda like what Paul talked about. Steve urges members to continue to join, it makes us stronger.

Donations beyond membership fees:  
Clubhouse 265  
Environment 960  
Security 145

This will probably be Steve's final year running membership. Steve wants something to come in and set up a more automated system while Steve continues to update the old excel spreadsheet.

The more members, the more money we have for things like the environment- at 300 members it's close to \$10 000 per year. This is not insignificant. We already have 73 members who have renewed for 2022.

### **Security - Rick Soderstrom**

Rick did not have much to report on for security. He heard indirectly that a shed was broken into according to Facebook.

Just recently, due to concern from neighbours around the Regatta Site, Rick with the help of John Timmins is putting up a chain, no trespass signs, and locking the porta potties to keep out random unauthorized access by people we don't know.

There was a report today that someone had built a road down through the Regatta Site and placed flags marking it or something. Rick hasn't had time to look into it. Tony Hatoum said that he staked it out. He wanted to show his deeded right of way, since 1963.

Alain Marcil has found 2 poachers on the lake and wondered if he should be reporting it to someone in the Association. Rick said that any concerns should be emailed to:

[security@lacbernard.ca](mailto:security@lacbernard.ca)

If your place is broken into, let us know. Poachers? What were they doing? Alain said that 5 weeks ago fishermen on the lake with a rowboat were bothering bass by the sides of the lake and the next week people in a boat were fishing for lake trout. As they did that, they were trolling on top of a weed bed. Alain was 99 percent sure they're not somebody on the lake. He asked if we should be doing something. Rick answered they're trespassing on someone's land to get on the water.

### **Clubhouse - Gaye Moffett**

Last year we held virtual bingos due to COVID. Logo items were used as round robin prizes on Saturday evenings.

### **Communications - Francine Fillion**

Thanks to everyone who helped with the Coffee Table Book. That includes judges, contact points for pickup, people who submitted photos and those who purchased the book. Francine would like anyone to send in articles and photos for the next issue of the newsletter.

## **6. Clubhouse: Vision and implications:**

### **Presentation on Vision for Community Engagement (Rick Soderstrom)**



Rick said that this presentation is just for information. He hopes to have another meeting in June to discuss this further.

Rick talked about the history of the Clubhouse. 70 years of community events. He talked about the problems with right of way starting in the 1990s. He knows this has caused division in the Association.

He is a part of a Committee formed in 2018 to look into the clubhouse and try to find some solutions. This has included negotiations with Mr Abdalla, but there was no progress in that situation. Legal action was initiated and the courts have been delayed by COVID. A court date is now scheduled for October of 2021.

Rick also found that the municipality would not allow our dock on the right of way any longer. Needed is a building on the lake and one dock per property. The landowner must apply for a permit for a dock. If we can't have a dock, the clubhouse can't meet our needs.

We have two properties for very little use. Thought that a way forward could be consolidating our activities in one place. That place is the Regatta Site. It is a Level spot, right on the lake. This was approved in principle by the executive.

What could we do at the clubhouse if it was at the regatta site? Rick showed a list of things including workshops, teen activities etc.

What would we need for a meeting place? 1000 square feet, single season building with kitchenette and washroom.

How could we finance this? Sale of old clubhouse property. Donations and contributions. No additional funding from the Association.

Construction alternatives? Move existing clubhouse, build a new one, or erect a prefabricated building. Rick presented a slideshow of a possible plan for a simple new building.

Melissa Saunders and Rick answered some questions from the zoom chat. According to Rick, the position of Mr. Abdalla is that a large part of the right of way is not on his property. But that is not the case.

Someone asked how much money was spent on the design of a possible new building. Rick answered that \$4000 had been spent on appraisals of the property and plans. Rick had planned to donate this. He discussed this with the executive.

Others asked if milfoil is not the most serious issue right now?  
Rick said that it is important but we should not sell our property to fight milfoil.  
There was a question about what permits are required and where would boats park?  
Rick asked if community is not also a mandate of the association? He hopes so.

Someone asked if we want a clubhouse. Rick answered that we'll see what the membership thinks.

There was a question about the cost. Rick thinks maybe \$100 000. \$50 000 from the sale of the old clubhouse and maybe \$50 000 from donations.

**Comments by Regatta site neighbours Mr. & Mrs. Hatoum and Mr. & Mrs.**

**Serafini:** *Factors for consideration in design of the members' survey, related to a potential move of the Clubhouse to the Regatta lot. (5 minutes per member neighbour = total of 10 minutes )*

Donna Serafini started by saying this is a night to speak about our priorities as an Association. She agreed to this 10 minutes because it is better than nothing. She pointed out that the neighbours do not want a permanent structure on the Regatta Site.

She thinks that the Association should come up with a business plan, and have a full audit of its finances. She also does not think a membership survey should be conducted by Francine. It should be done by someone outside of the Association. Milfoil tended to be the biggest concern of members in 2018; is that not still valid, followed by security? Also, does the Association want to put more money into this? Including potentially another right of way issue with the Hatoums?

Neighbours have offered to purchase the Regatta Site. As everyone can see, there is no parking available at the site. The Municipality tells her that there can be no septic bed or holding tank on the lot. We really need to deal with the milfoil.

Antonella Hatoum said that this clubhouse is not a need for the Association. Our need is to deal with the environment. She is curious to see the result of the biologist's survey. This clubhouse would probably only be for the benefit of a small number of people on the lake.

There is a lot of milfoil in Regatta Bay, it's a hot spot. More boats going into Regatta Bay would cut up more of the milfoil in the bay and spread it to other bays. Should we do this for a few bingos? She has been there since 2007. We have an existing right of way on the regatta property and have shared all our documents with the Association.

Another couple of questions for designing a survey. How much time does everyone spend cleaning up milfoil in your bay? We have pulled out hundreds of pounds of milfoil from our shoreline all the time.

Finally, I want to say this: this clubhouse, is a want and not a need.

If this goes through, with all the variables stacked against it we'll not allow you to use our waterfront and our properties for the regatta. People come, unload, use our land, watch their children. Our waterfront and property will not be allowed to be used on regatta day if this goes forward.

### **Other comments (2 minutes per member)**

Julie and Karen Broghee thought that we should keep the clubhouse at its current location. Maybe use an app to share parking spaces for boats by property owners who could provide this service. Maybe a water taxi service? We could use a dock that someone could volunteer. There are ways to support the clubhouse and everyone else too.

Carrie Ault said that for the regatta, we couldn't do it without Antonella and Donna's support and everyone else in Regatta Bay. We have a narrow waterfront property and we spread out. It won't continue and work if we continue on this path.

Kevin Radford said he thinks community is everything. We should reflect on this as a community and this will lead to cooperation and hopefully lead to regatta in the future. My kids wouldn't be able to access the clubhouse as is. He hopes that we can come to a vision that all of us can live with.

Robert Lahey thanked the executive for all the work they've been doing. Rick put a lot of work into his presentation. The devil is in the detail and if there is a survey, community is important but the quality of the lake is number one. There are options and we need to look for them. Surprised that the municipality is playing hard ball about access to a dock. If we can't have a dock the value of the property is not good if we do sell it. This survey will almost come down to a referendum. We have to be careful moving forward. It is unsettling that the executive has agreed in principle.

Will Lockhart is in the Regatta neighbourhood. It is a conundrum the battle for the right of way. Right of ways don't come with a right to install a dock. 3 years ago we had an opportunity to buy a lot to put a dock in the lake. We can't go back in time. The couple who bought property for \$10 000 are very happy with it.

Paul Hays doesn't agree with the use of priority. It's clear we won't have the money to remove all the milfoil from the lake. Community is important too. We hope the Association can do something about the milfoil. Can the milfoil spread any farther than it already has? Would be good to see some science about it.

John doesn't live right near the clubhouse but doesn't like the idea of someone building one next to him. It would be a change in quality of life. Take the offer of the families to buy the property and then we could maybe use the money to gain access to the lake.

Crystal Carmichael has been on the lake since she was a little girl and just purchased one of her family cottages. She's not happy with the possible increase of traffic on the road by the Regatta Site. It's a private road and would there be money to maintain the road? Is the size of the property actually big enough to have a building and amenities? It's like putting up a community centre in your backyard.

John and Leigh Pearson asked what is the urgency of this decision at this moment? Nothing has changed. We have a milfoil issue, this clubhouse issue is not one that needs to be dealt with right now.

John McDonald was looking at the discussion tonight, and a proposal for June, wondered if there will there be a process in place to guide ourselves into this meeting? What process, discussions, would take place? It would be important to have a fruitful session.

Claude Bertrand pointed out that the milfoil will be here forever. We have to control it. A vision from the 1940s when people believed in community and this is one of the fundamental things about our Association and lake. I do believe that the clubhouse is necessary.

There were some comments in the chat both for and against a clubhouse plan like Rick's or any plan at all. There were other comments supporting different ideas about a clubhouse and the need for community.

There were also chat comments about how to access the clubhouse now. Some comments about getting rid of any clubhouse at all. Comments about the recklessness of the executive.

There was some discussion about the option of selling the Regatta Site to the neighbours as they have said they would allow the Regatta to continue there even if they owned it.

Some comments in the chat stated that members would stop being members if a plan to have a clubhouse at the Regatta site went ahead.

### **The way forward:proposed process**

Melissa Saunders repeated that this is the beginning of the process as Rick Soderstrom said.

Francine Fillion pointed out that we are starting the process to build community engagement. We're starting a process, one tool is an online survey, and this is not the end all. The 2018 survey has been referred to many times, and a new survey will tell us what members do want now. To make it transparent, Francine will not write all the questions and they will be vetted in advance by the directors. They will be balanced and not slanted one way or another.

There will probably be a vote in the fall as part of the process, and action on that decision. Members will have the final say.

Lots of chat comments in support of the Regatta Site neighbours the Hatoums and Serafinis for their ongoing hospitality for the regatta.

Rick admitted that there are some suggestions made that need to be explored. He's rather troubled by how nasty things have become. He thinks the clubhouse is important. There is

room to explore possibilities as have been mentioned today. There has been some positive conversation. He and the executive are not going to do anything behind anyone's back.

7. New business:

### **Nominations report -Gaye Moffett and Melissa Saunders**

Slate:

Anontella Hatoum asked how does the vote happen and Melissa answered that it will be through an electronic vote.

RETURNING:

- Gaye Moffett
- Rick Soderstrom
- Melissa Saunders
- Stephen Hoogenraad
- Steve Kulba
- Sue Timmins
- Francine Filion
- Paul Saunders
- Devon Purcell
- Don McLean
- Chris Ault

NEW:

- Don Butler
- Sandra Floyd
- Derek Christopher
- Jeff Stubbins
- Claude Bertrand

Nominations from the floor

Kevin Radford- Colleen Forer nominated him and Steve Kulba seconded this nomination so Kevin Radford was added to the slate.

Don McLean asked to hear former President John McDonald's opinion on who can vote at a meeting. John thought paid members. So family members could have three votes if they have three memberships. On board of direction conceivably you could have three people from a household as long as they're all members. And a paid member can have a proxy from their household represent them.

Each of the candidates spoke briefly.

Then the vote occurred electronically

#### 8. Adjournment

Don Butler brought a motion to adjourn the meeting and Don McLean seconded it. The meeting was adjourned at 10:25 pm.

160 people attending at one point.

117 at the end of the meeting.