

5LLA 2025 AGM - DRAFT MINUTES

Attendance:

Directors: Mark Valiquette (acting president), Ian Mackay (acting vice-president), Dave Lucas (lane manager), Tim Lloyd (treasurer), Cheryl Fischer (secretary), Kim St-Onge (director), regrets from Debi Paterson (director) who is out of town

Members : Kerri Valiquette, Jane Mackay, Karen Deluca, Stasy Lloyd, Peter Knapp, Joe & Eva Buckley, Alan Boyce, Marilyn Moreland, Gord & Linda Kreick, Peter Bedoukian, Chris Caswell, Jonathan Sabeau, Penny McCabe, Sean Bishop, Lynn Lawson, D. Lawson, Jillian Supryka, Tom Raycroft, Taneda Dawes

Welcome (Mark):

Welcome and thanks for attending. We are grateful to have 17 properties represented here today. We require 25% for quorum so with 60 voting members, we have sufficient people to make decisions on behalf of the association.

Reading of 2024 AGM Minutes (Cheryl):

One clarification was given to the association history.

Joe Buckley motioned to accept minutes, Ian MacKay seconded, voted in favour.

Financial Statement (Tim):

Spending review from last season : Maintenance was right on budget. Snow Removal was also on budget at the end of March, but the April ice storm demanded that we spend \$3000 from the (\$8000) contingency fund. We are comfortable leaving this fund at \$5000 so we will not endeavour to collect from members to replace that amount.

Chris Caswell motioned to accept financial statement, Al Boyce seconded, voted in favour.

Upcoming road works (Dave):

We reviewed proposals from 4 different companies to continue work on Meredith Lane. Aarde Construction (Josh Dornekamp) won the contract, and he will finish RAP on Meredith all the way to the round-about at the top of the hill. He will repair and improve doming at the entrance to Buffy Lane where the RAP didn't hold very well. They'll also bring in a skid-steer with a sweeper on it will clean up some of the sand on the sides of the roads to facilitate drainage. This work is tentatively scheduled for the end of June-early July.

Members needing work done on the feeder lanes or driveways are welcome to contact Dave to align work with Aarde and reduce costs of equipment delivery.

We are working on another snow removal contract with Mitch for the year ahead. This contract also includes improved communication regarding frequency and rationale for plowing / sanding to allow Dave better oversight of our spending. Mitch is also available for driveway maintenance.

Garbage News (Joe):

Thanks again to the 17 families that take monthly responsibility to keep the garbage and recycling area clean for one month at a time. We would love other families to join the rotation please. As always, we need to limit the weight of any garbage bags to 45 lbs or else the township employees will not remove them. Township rules do not prevent residents from other areas from using our bins, so unfortunately it sometimes falls on us to re-package overweight bags. We would like to replace the first metal bin, and plan to replace the others in the coming years. The cost is probably a bit more than \$1600 per bin, the township would reimburse half.

Joe motioned to budget to replace first bin, Al Boyce 2nd motion, voted in favour.

Eva reminded folks to be watch for wasps that sometimes build nests along the seams of the bins. If you aren't comfortable to remove the beginnings of a nest, please let Joe know if you see one and he'll give it a spray. He also is happy to lend out a long-handled dustpan and broom for people that are tidying the empty bins. Thanks to everyone for helping to keep this shared space tidy.

Arrears update (Mark & Dave):

The board was successful in our case against the full-time residents that have refused to pay lane maintenance. As a result, we received payment for overdue amounts plus legal expenses. However, this family is again in arrears for 2025-2026.

Chris motioned to empower the board to pursue any property owner in arrears without a membership vote. The motion was seconded by Al Boyce, voted in favour.

The board intends to add punitive damages (\$2000) to the next claim against this family for wasting our time on a repeated identical case.

The second case against the seasonal residents who pay partial fees (with the argument that they do not use the lanes during the wintertime) is ongoing. At the settlement hearing, this family offered to chip in \$50 towards snow clearing but the board did not accept that offer. The court date is set for Sept 22.

Following conversations with the judges at the settlement hearings, Dave is pursuing conversations with our district councilors to inquire about help with dues collection. Since all of our lanes are (unassumed) municipally owned, he is hopeful that the township could add an extra fee collection to the property tax invoices. Our association

would still maintain the roads, but we would not need to collect money from each other. Councilor Doug Morey erroneously refers to our lanes as private property, Councilor Ray Leonard has not yet replied to any meeting requests.

2025-2026 Budget:

Tim went over each point on the attached budget, with gratitude to Dave and Mark for trying to keep down our plowing costs as much as possible. Fee proposal is \$800 per property.

Al Boyce motioned to accept the budget, Peter Knapp seconded, voted in favour

Internet:

Our lanes have been wired for fiber internet, which will eventually go all the way to houses (could follow existing hydro lines or conduits). Explore Net is very confident about completing phase 1 (fiber along the poles) by the end of this year, however they will need at least a year or two to get the infrastructure in place for phase 2 (individual installation and ongoing maintenance).

Elections to the Board of Directors (Mark):

As always, the board of directors hope to welcome new directors to join the group and gain insight about how we operate. Peter Bedoukian was the 5LLA member who offered to join this year.

The following organization was proposed:

President: Mark Valiquette (for one more year only)

Vice President: Ian Mackay

Lane Manager: Dave Lucas

Treasurer: Debi Paterson

Secretary: Cheryl Fischer

Director: Kim St-Onge

Director: Peter Bedoukian

Joe Buckley motioned to accept this board, Al Boyce seconded, voted in favour

Motion to add to our Bi-Laws (Mark):

Any modifications to our community bi-laws requires 2/3 vote.

(1) Mark motioned to add a section to 5LLA Bi-laws entitled “Lane Use for Construction Purposes”, which requires property owners to inform a member of the board as well as their feeder lane representative of any heavy machinery that may be coming onto the lanes. They should work together to find solutions to minimize damage to our lanes and property owners should be responsible to repair damage caused by their contractors.

(2) Peter motioned to amend the wording to include damage incurred in other ways, for example by people that use snowmobiles before there is good snow coverage or doing “donuts” on an ATV. motion to include non-construction related damage, Al Boyce seconded, voted in favour

(3) To expedite the meeting, Al Boyce motioned to empower the board to adjust language of the bi-law addition with the intent of holding property owners accountable for road damages

Motion (3) seconded by Tom Raycroft, voted in favour

Motion (2) seconded by Al Boyce, voted in favour

Motion (1) seconded by Joe Buckley, voted in favour

No New Business!

Karen motion to adjourn the meeting, Jillian seconded, voted in favour