

Five Lakes Lane Association

Annual General Meeting Minutes June 8, 2024

Members in attendance:

Bedoukian, Boyce, Bryant, Buckley, Caswell, Edmonds, Fischer (Secretary), Kreick, Labonte, Lloyd (President), Lucas (Vice President), Mackay, McLay, Moreland, Paterson (Treasurer), Pettis, Pine, Raycroft, Simmons, St.Onge (Director), Thompson, Travers, Valiquette (Lane Manager).

The board of directors had certainly hoped for higher attendance and engagement in our shared interests. Thankfully, with 64 members in our association, the presence of 23 property owners is sufficient for quorum and we are able to proceed with decision-making on behalf of the community.

A brief history of our community and the lane organization:

Bauder road subdivision formed in 1981, others followed individually, with the exception of properties on Mink Trap Lake Lane which had boat-in access. Property deeds have lane agreements which mandate owners to participate in a lane association in order to maintain access to their property along the locally maintained lanes (not “roads”). Over the years, different associations have come and gone to take care of the lane maintenance. Originally, all properties were seasonal and snow plowing was not necessary. In 2003, South Frontenac Township changed the zoning to allow permanent residents as well. Now it is our responsibility to maintain access for 365 days a year. For many years, Meredith Lane maintenance and snow plowing were organized by 2 separate groups: FINFLA and FINSPA. In 2022, these groups were amalgamated to 5LLA to reduce the work load of the small group of volunteers, many who were serving on both boards. At that time, there was a lot of research into nearby lane association structure and our community bi-laws were updated to reflect the current needs. The 5LLA bi-laws can be changed at any time **with 2/3 majority**. Ideally, 5-7 board members are desired to help our organization run smoothly, with alternate people in the role of president.

A letter from the South Frontenac Fire Marshall was shared, explaining their expectation for 365 days/year access to properties. They Question about if driveways also need to be cleared. This is more of an insurance issue than a lane association.

Summary of dues and action from last season:

From the 64 members of 5LLA, only 1 member has paid nothing towards last year’s services and five others have only partially paid. As mandated by vote at the 2023 AGM, the 5LLA Board of Directors is proceeding with legal action against 2 of these members, one who resides year-round in the community, and another with a cottage in the community. The Board of Directors chose these two cases in search of clarification whether members are legally obligated to contribute to our operating budget. Small claims court is unpleasant and time-consuming, but the directors are very hopeful that the court’s ruling will set a precedent that helps to establish norms in our association. The two cases should be heard within the next few months.

2023 Minutes

Last year's meeting minutes were ratified.

Budget:

See attached file, Tim went over each point.

Al Boyce made a movement to add \$1000 to the budget to install mirrors on the sharp corners along Meredith Lane. Seconded by Alex Paterson. Voted in favour to install.

A member questioned the value and consequence of insuring 5LLA, which has an annual cost of \$1600. Board directors indicated that they would not be willing to lead the association without liability coverage. Several members agreed that insurance is essential.

Grant Thompson moved to accept the budget. Dave Lucas seconded. Voted in favour of this year's budget plus \$1000 for mirrors.

Road works: (Mark Valiquette)

This past year, we had fewer plowing charges but more sanding expenses due to crazy temperature fluctuations. Mitch has agreed to plow for us again and his prices (for now) have not increased. Likely in the 2nd week of July, Corcoran will repair their previous RAP work up from Buffy Lane and to extend Meredith almost to the bottom of the hill at Mink Trap Lane.

Some members feel that Mitch may be plowing more often than necessary. Mitch has been asked to plow when there is 2 inches or more of snow. Accumulation is not always the same in different areas, especially when it is blowing. Mitch has had some damage to his plow blade, some of our feeder lanes are difficult for him to manoeuvre.

Fire Marshall will be coming this summer to survey and mark with stakes. If there's any issues with overhanging branches, Mark will be in touch with feeder lane reps.

FEE POLICY:

A 50% majority vote is necessary to ratify our fee policy. As last year, Board of Directors proposed that all 64 property owners are billed equally, each 1/64 of the operating budget.

Judy Bryant raised a motion to change the fee structure so that seasonal property owners pay less than permanent residents. Sue MacLay seconded the motion. Arguments for the motion are that seasonal property owners don't need the same frequency of plowing. Arguments against the motion are that the multiple-tiered fee policy is very complicated to implement and monitor and the fee is equivalent to a property tax, which all property owners must cover even if they do not personally use the services. The motion was defeated by vote.

Mark motioned to adopt fee structure as last season with adopted budget plus \$1000 for mirrors, which would be approximately \$750. This amount is less than last year due to the leftover money from budget due to less demand for plowing. Motion seconded by Al Boyce. Motion was carried by vote.

Chris Caswell motioned to amend the bi-laws (article 9.1) to maintain the fee structure (single fee payment, equal for all 64 property owner) for 5 years. Al Boyce seconded the motion. The motion was defeated by vote.

Gord Kreick motioned to amend the bi-laws (Article 9.1 and 9.2) to make the fee structure permanent or until the Bi-Law is adapted again. Alex Paterson seconded the motion. The motion was carried by vote.

Website: (<https://5lakeslanes.ca/>)

Thanks to Peter Bedoukian for maintaining our website, which should be widely promoted, especially to prospective or new owners in our community.

Roger suggested to add to the website “fee context”

Garbage: (Joe Buckley)

Members are encouraged to sign up for one month of responsibility to keep an eye on the garbage and recycling area. Everyone please remember the township employees need to lift our garbage bags out of the bins. They will not take any package over 45 lbs. Also, cardboard needs to be bundled in 2’x3’ squares and cans should not be inside plastic bags.

Board Elections:

Tim Lloyd is stepping down as President, but he is willing to remain on the Board of Directors as our out-going president and continue supporting the small claims court action. He feels that it is best for our organization to change presidents on a yearly basis. Debi Paterson is also stepping down as Treasurer. Other board members are willing to maintain their current positions.

Al Boyce moved to accept incumbent board members. Joe Buckley seconded the movement.

There were no nominations for 2024-2025 Treasurer and President so these positions remain vacant. Board Members will meet soon in the hopes to work something out.

Actionable items:

Paper AGM Minutes shall be delivered to Suzanne McLay

Board of Directors will send a letter to all members regarding safety and respect on our lanes.

Bi-Law amendment 9.1 and 9.2

Elaborate on our fee context on website

Fill positions or re-structure the Board of Directors for the year ahead.