

5LLA 2026 AGM

DRAFT Meeting Minutes

In attendance:

Directors: Mark Valiquette (president), Ian Mackay (vice-president), Dave Lucas (lane manager), Debi Paterson (treasurer), Cheryl Fischer (secretary), Kim St-Onge (director), Peter Bedoukian (director)

Members: Kerri Valiquette, Jane Mackay, Karen Deluca, Stasy Lloyd, Eve Buckley, Tim Lloyd, Alan Boyce, Marilyn Moreland, Tom & Linda Raycroft, Bill Pine, Peter Bedoukian, Chris Caswell, Roger Labonte, Penny McCabe, Lynn & Don Lawson, Linda & Gord Kreick, Tom & Judie Bryant

Intro (Mark Valiquette)

Thanks to all for attending! With 20 voting members in good standing, we have enough representation for quorum and we can proceed with major decisions for the year ahead.

2025 Meeting Minutes review (Cheryl Fischer)

Al Boyce motioned to accept minutes as read (see doc), Chris seconded, motion carried

Review of 2025-26 Financial Statement (Debi Patterson)

See attached doc, which demonstrates above average November and December spending for snow plowing and sanding. This led to Dave monitoring Mitch and his plowing team VERY closely for the remainder of the winter and sometimes Mark and Dave did the plowing themselves by ATV to keep our costs down and we came in Under budget! 😊

Chris expressed huge commendations to Mark and Dave for the excellent financial management of our budget over this very difficult winter. He also asked about legal costs. These have been paid, but we expect them to be recuperated if we are successful at trial.

Al Boyce suggested that we were too frugal with the sanding and maybe causing offense with Mitch, we wouldn't want to lose his services.

Roger expressed his gratitude and willingness to pay more to alleviate the work done voluntarily by Dave and Mark. He asked about our liability if visitors or delivery vehicles have problems on the roads. Dave explained that our association's insurance covers all property owners for a cost of \$1700 per year, we are covered up to 5 million in liability.

Tom Bryant motioned to accept financial statement, seconded by Chris Caswell, motion was carried.

Lanes update and plans (Dave Lucas)

In 2025, we hired Aarde to complete fresh RAP to the top of the hill at the (almost) end of Meredith Lane. Some of the sections of RAP that face north do not benefit from sun helping it to firm up. As part of their warranty program, Aarde will be returning this year to improve some of their doming and grading, and also add some calcium to the hillside, which can help it to firm. We will only be charged for the calcium. There are a few other spots where Aarde will also regrade, ie: the potholes at the start of Meredith.

We'll be looking for community members to help clear some of the brush along the side of the lane. Watch for details via email.

This past year, Mitch charged \$700 per plow (other snow removal companies quoted \$1000 and more), \$200 per load of sand. For the year ahead, Mitch has suggested that we set up a contract with set seasonal rate, which we are exploring. If we go with a seasonal contract, it will be paid in monthly increment so as to ensure quality of service. It was mentioned that some snow removal companies are spending as much as \$10,000 for their yearly insurance, we ought to ask to see Mitch's proof of coverage.

Garbage Update (Eve Buckley)

Thanks to the 18 households that volunteer to keep our garbage area tidy by taking this responsibility for one month at a time. We would really like all community members to contribute. Please contact Joe Buckley if you are willing to help:

profjoe4476@gmail.com The nice new garbage bins cost only 30% of what the township paid, they seem to be serving us well. Adjustments to the province recycle pickup are all posted on bulletin board. Stretchable plastic goes with paper (yellow) week.

Any time you spot loose trash in the garbage area, please add it to the open green garbage hanging on the left. Dave will tag it and add to the bins when it gets full.

2026 Budget (Debi P, Mark V)

Debi presented the proposed budget (see attached) which maintains a \$800 member fee. The board had hoped to bring down this amount since the major road works are finished, but we received less township support and we anticipate increase in costs. Members debated at length, but ultimately the proposed budget was approved by a vote of 18/20 property owners.

Arrears Collection & Court Update

(Mark Valiquette)

The court case against the seasonal cottage owner who refused to pay the full amount of lane fees was settled in our favour. A major point of emphasis from the judge was the Ontario fire act which says that we need to maintain year-round access for emergency vehicles. The land owner has since paid all the arrears, plus legal expenses and full fees for 2025.

The 3rd and 4th court cases which the board is pursuing is against neighbouring property owners that are refusing to pay fees on their land. At the settlement hearing, they offered to contribute \$50 which we did not accept. They were undeterred and the trials are set for June 22 and June 23. We will update the community via email following trial.

Executive Elections 2026-2027

Every board member expressed willingness to be replaced by new community members and Dave welcomed new people to attend a bbq at his home in May to learn about the positions. Alas, no one stepped forward. The following assignments were proposed for ONE MORE YEAR only. Mark Valiquette will remain as president until the court case has finished, at which point a new president should be appointed.

Dave Lucas made a motion that the board be empowered to appoint a president, Al Boyce seconded, the motion was passed.

Director: Peter Bedoukian

Director: Ian MacKay

Treasurer: Debi Paterson

Secretary: Cheryl Fischer

Lane Manager: Dave Lucas

Vice President: Chris Caswell

President: OPEN after June 23rd court case

Website Update

(Peter Bedoukian)

Peter highlighted the new section of the website ([5LLA WEBSITE](#)) which has recommendations for local tradespeople. Please email Peter (peter.bedoukian@gmail.com) if you have anything to add.

New Business

a. Bylaw Motion from the Executive (Mark Valiquette)

(See 5LLA Bi-Laws)

Article 8.3: wording was tweaked

Article 12: Proxy voting and e-meeting attendance!

Following lengthy debate, the board proposed amendments to allow proxy voting (1 per member) as well as electronic meeting attendance. Thanks to Al Boyce who supported the idea and volunteered to help with technical support. We are very hopeful that this will not decrease our in-person meeting attendance, but will greatly increase meeting participation overall.

Amendments were approved by 19/20 votes.

b. Stop Sign (Tim Lloyd)

Residents on Bauder Rd are hopeful that the stop sign at the mailboxes will be replaced by the township- watch for that.

c. Municipal election (Tim Lloyd)

Tim recommended writing a letter to the municipal candidates pointing out their minimal work done on Hinchinbrooke Road North. When we have previously asked for the township to plow and/or maintain Meredith Lane, they have replied that it is not wide enough for their vehicles to plow.

However, their paved section on Hinchinbrooke is extremely narrow and they plow it all winter. This reminded Mark and Dave of their lunch meeting with a municipal councilor to inquire about the township collecting our lane fees as part of their taxes. This idea was not well received!

d. End of Meredith Lane (Roger)

Property owners beyond hill at the end of Meredith needed some improvements to their access lane. They went ahead with the work. Recognizing that this could be a long discussion, Roger decided to raise the point with the board at a later time.

e. Package delivery (Debi)

Debi wondered if we wanted a package drop box near the mailboxes. The dragonfly drivers are consistently unprepared for winter driving conditions (no snow tires, no winter clothing?!) and Mark has repeatedly towed them out of snowbanks. The idea was debated but no formal proposal is ready at this time.

Adjourn

Motioned by Al Boyce, seconded by Karen DeLuca, carried.