

MINUTES
OTTER LAKE LANDOWNERS ASSOCIATION
(O.L.L.A.)

ANNUAL GENERAL MEETING
JULY 23, 2005

1. WELCOME TO THE 14TH AGM:

Our new president, Marcia Maxwell, welcomed all those present and thanked them for coming.

2. CURRENT EXECUTIVE INTRODUCTIONS:

Marcia introduced the directors who will be beginning their second year of a three year term:

Karl Fiander	Lake Steward
Mike Carson	Editor of the OLLA newsletter
Carol Schaefer	Secretary
Al Hahn	Treasurer
Frank Soural	Past President
Gabe Levac	Director at Large
Doug Aldridge	Director at Large

3. PRESIDENT'S OPENING REMARKS:

A copy of Marcia's remarks is attached to these minutes.

4. APPROVAL OF AGM MINUTES FOR 2004

MOVED by Bernard Elliott, SECONDED by Ken Maxwell that the minutes be accepted as printed.

CARRIED

5. LAKE STEWARD'S REPORT:

Karl's report consisted of the following items:

- A review of the history and geology of Otter Lake
- A map of Otter Lake showing the sites from which our water samples are taken. There are 6 sites monitored on a regular basis beginning in April or

May, depending on circumstances, and ending in October. Several others are tested periodically as it is felt required to do so.

A chart of the lakes water levels showing the level in 2005 down about 2 feet from 2001.

- A listing of factors affecting water levels.

A reference to a proposed new OLLA policy regarding water levels reading as follows:

“WHERE WATER LEVELS RISK PROPERTY DAMAGE OR NEGATIVELY AFFECT ENVIRONMENTAL CONDITONS, OLLA WILL INITIATE ACTION AND AGENCY INVOLVEMENT IN ORDER TO ADDRESS THE SITUATION. ANY SUCH ACTION TAKEN SHALL BE WITHIN THE LEGAL AND ENVIRONMENTAL FRAMEWORK OF THE PROVINCE OF ONTARIO.

THE PURPOSE OF THIS POLICY IS TO FACILITATE REMOVAL OF OBSTRUCTIONS WHICH CAUSE PERIODIC FLOODING AND ENVIRONMENTAL DAMAGE”

The executive revised the current policy because they did not feel comfortable with the wording of the previous policy.

A lively discussion ensued regarding the pros and cons of low and high water levels.

- A chart on precipitation and water temperatures, noting we are experiencing very high temperatures and very little precipitation this year which contributes to the current low water levels.

It was asked if water levels could be increased by removing beaver dams above Barker Creek. The answer is yes, but the increase would only be minimal (about 1 cm) and temporary.

Approval from appropriate environmental agencies would be needed. It is illegal to remove such dams without authorization, unless they are on your own property. If the dams are on your own property, you still need authorization unless there is imminent danger.

There are reports of beaver dams being removed in this area, BUT OLLA HAS NOT BEEN INVOLVED IN THIS ACTIVITY IN ANY WAY. OLLA does not have the manpower or authorization to take such action.

Marcia stressed inflow of water is still taking place via natural springs in the lake and inflow from several other small creeks around the lake.

Members noted approval of the new policy is not on the agenda, and asked that it be added.

A listing of ways ground water is contaminated

Recognition of the huge increase in algae growth which may be caused by a number of factors. Probably, the major influence is the zebra mussels who have caused greater water clarity and therefore greater light penetration resulting in more plant growth.

Increased phosphorus levels in the lake. Karl noted the huge increase in the May readings for phosphorus in 2 sites on the lake. The June results have not yet been received from the lab.

This increase could be caused by any number of problems, which we will need to attempt to identify. If the level continues to climb, the results could be catastrophic for the lake. Property owners need to be vigilant regarding possible contamination practices. The lake is on the edge of changing from a cold water lake to a warm water lake.

Algae and plant growth requirements.

Importance of phosphorus – once it enters the lake it stays forever. However, once it is in the sediment, it has less effect.

Review of various algae types – Karl provided pictures of several of the common algae in our lake. He remarked that the wetlands around Barker Creek are a most valuable asset to the lake and should be protected.

Oxygen, bacterial growth and shorelines – dissolved oxygen levels are down slightly, but at this time should not affect the fish population.

What plants are best at the shoreline to prevent erosion? The Centre for Sustainable

Watershed (CSW) will come to individual cottages/homes and advise on what shore maintenance would work best on your property.

Karl noted the longer the grasses at the shore, the longer the roots. The longer the roots, the better the absorption of nutrients.

Natural shorelines are better than man made retaining devices. If individual owners want manicured lawns, they should provide several feet of buffer zone (natural grasses, etc.) at the shoreline to prevent erosion of soil and unwanted nutrients entering the lake.

Some owners want to remove mature trees to provide a scenic site line from their cottage. This can be a good thing, if a selective cull takes place. More light is allowed in and the undergrowth will spring up to protect from erosion, etc.

Conclusions:

- . leave a small ecological footprint
- . no nutrient products
- . reduce use of outboards – 4 stroke motors are more environmentally friendly than 2 stroke motors
- . septic system tune ups
- . shoreline protection

Marcia thanked Karl for his presentation.

6. TREASURER'S REPORT:

The financial statement for 2004 was distributed before the meeting and will be attached to these minutes.

AI noted that as of today, we have 132 paid members, and as of today our bank balance is \$ 8,300.

MOVED by Terry Kerr, SECONDED by Ken Maxwell that the report be accepted as printed. CARRIED.

7. WRAFT:

Marcia added this item to the agenda.

WRAFT stands for waterfront ratepayers association for fair taxes.

This organization began in Muskoka and is affiliated with FOCA (federation of Ontario cottagers' association). Its purpose is to lobby the government for fair taxes for lakefront properties in Ontario. They do not represent individuals. The more lake associations they represent, the more clout they have.

The fee to join for organizations of over 100 is \$ 300, a one time only fee. We will receive regular updates on their progress.

Several people spoke to the value of this group and encouraged our members to approve the expenditure.

MOVED by Janet Snowling, SECONDED by Lisa Baker that OLLA join WRAFT.
CARRIED.

8. SUCCESSION PLANNING – CALL FOR NEW DIRECTORS:

There are currently 8 directors on the executive. The constitution allows 10.

Three people allowed their names to stand for election:

- . Phil Mayhew
- . Lisa Baker
- . Cam McKay

Each candidate told the group a little about themselves and a secret ballot was held.

The successful candidates are Phil Mayhew and Cam McKay.

9. GUEST SPEAKER:

Marcia introduced Patrick Larson from the Rideau Valley Conservation Authority (RVCA).

Unfortunately, the computers at RVCA have been 'down' and Mr. Larson did not receive the list of issues we wished him to address. Therefore, his presentation consisted mostly of questions of general interest which he answered to the best of his ability.

Following is information forthcoming from the above.

The RCVA has documented lower phosphorous levels and fewer aquatic plants and algae in the Rideau.

Septic systems are difficult to regulate due to a shortage of manpower. If requested by the property owner, the inspector for the township will carry out an inspection and provide direction for maintenance, improvements, etc. The inspection would include a soil probe and visual inspection. However, the response time for such requests may be slow due to the inspectors many duties. The cost of a full inspection would be approximately \$ 700.

In 2003 RVCA carried out the water quality testing for Otter Lake and the results at that time showed our lake to be about the same as other local lakes. All local lakes are in pretty good shape. The completed report from 2003 had mysteriously disappeared but was recently found, and Patrick provided OLLA with a hard copy. This will be helpful to our lake steward with regard to continuity

of our records. As well, Patrick will send the report to Marcia for inclusion on OLLA's web site.

Some members expressed frustration with seeing others on the lake making environmentally unfriendly changes to their shorelines without seeking approval from the authorities and then, when approached about it, begging forgiveness and getting it. Patrick advised it would be more harmful to the lake at that point, to have the changes removed than leaving them as is. However, if one observes a project underway which looks suspicious, he/she can contact RVCA and ask them to investigate. Once again, due to workload, the response time could be lengthy. The project manager could be requested to stop the project until the authorities have an opportunity to inspect the situation. It was pointed out that when people see someone carrying out an irresponsible project without consequences, they feel they might just as well do likewise. An example of this is putting in a sand beach. One member reported 16 such installations within the past 18 months.

Mr. Larson discouraged the possibility of erecting a dam at the culvert which could be raised or lowered as required. He pointed out some pitfalls:

- . Need a consensus of property owners as to an appropriate water level – a difficult thing to obtain
- . Need an environmental assessment

- . Who pays for such a project and who manages it? He pointed out an enthusiastic group may initiate such a project but their enthusiasm wanes and proper maintenance falls by the way side
- . Such a project could be VERY expensive

The problem of zebra mussels was raised. They do have a cycle which is dependent on the amount of algae available to them. One can't really predict when they will be done.

Marcia thanked Mr. Larson for coming to talk with OLLA members.

10. OTHER BUSINESS:

The focus of the meeting returned to the proposed policy on water levels.

“WHERE WATER LEVELS RISK PROPERTY DAMAGE OR NEGATIVELY AFFECT ENVIRONMENTAL CONDITONS, OLLA WILL INITIATE ACTION AND AGENCY INVOLVEMENT IN ORDER TO ADDRESS THE SITUATION. ANY SUCH ACTION TAKEN SHALL BE WITHING THE LEGAL AND ENVIRONMENTAL FRAMEWORK OF THE PROVINCE OF ONTARIO.

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MOVED by Terry Kerr that the wording be changed by adding the words ‘or value’ after the words property damage AND eliminate the second paragraph completely.

SECONDED by Pat Monroe.

Discussion followed and Graham Ide offered an amendment. He MOVED that the entire new policy be removed and that OLLA return to the previous policy. SECONDED by Phil Mayhew. CARRIED.

Consequently, there was no need to vote on Mr. Kerr’s motion.

11. ADJOURNMENT:

MOVED by Marcia Maxwell, SECONDED by Frank McCallum that the meeting adjourns. The meeting adjourned at 12:55 p.m.

Minutes respectfully submitted by
Carol Schaefer

Attachments: . president’s opening remarks
. financial statement for 2004