

MINUTES

OTTER LAKE LANDOWNERS' ASSOCIATION
(OLLA)

23rd ANNUAL GENERAL MEETING

JULY 26, 2014

1. WELCOME:

President Phil Mayhew welcomed all to the 23rd. Annual general meeting, and he introduced the current executive.

2. CURRENT EXECUTIVE:

Phil Mayhew	President
Carol Schaefer	Secretary
Marcia Maxwell	Director
Frank Croft	Director
Doug Franks	Web Master and Lake Steward
Dianne Taylor	Director
Ed Wilton	Membership
Randy Hodgins	Director
Cam McKay	Treasurer
Bob Langstaff	Director

Frank Croft is still in British Columbia and not in attendance.

3. PRESIDENT'S OPENING REMARKS:

Phil spoke briefly about activities of the committee in 2013.

He noted OLLA has been in communication with the township regarding the extreme high water levels this past spring.

OLLA is also continuing to bring the problems caused by duplicate road numbers to the township's attention.

Phil noted Karl Fiander will be addressing the current tax situation today. As well, Dianne Taylor will be reviewing available information on a possible lake plan.

Phil attended a meeting regarding the Municipal Property Assessment Corporation (MPAC) and how they assess properties for taxation purposes. He noted an island in the St. Lawrence River is compared to an island in Rideau Lake, which is really not reasonable and results in unfair taxation.

It was also noted some lake trout have been caught, which is good news for us when negotiating with the Ministry of Fisheries and Oceans regarding stocking Otter Lake again. It means our oxygen levels must be supportive for the species.

The committee is aware of two loon chicks on the lake. Any information cottagers can offer on the loon situation would be appreciated.

Phil noted the Rideau Valley Conversation Authority is currently offering several services, such as shore assessment, and tree planting free of charge. What a deal!

Those present were thanked for their interest and attendance.

4. APPROVAL OF AGM MINUTES FOR 2013:

The AGM minutes for 2013 are posted on our web site <http://www.otterlake.org/> Prior to the start of the meeting, last years minutes were displayed on the overhead for members' review.

No errors or omissions were noted.

MOVED by Dolly Smith, **SECONDED** by Karl Fiander that the AGM minutes for 2013 be approved as printed. **CARRIED**

5. TREASURER'S REPORT:

Our treasurer, Cam McKay, presented his report. An overhead was provided for all to follow, and Cam reviewed the highlights. A copy of Cam's report is attached to the file minutes.

The current bank balance as of June, 2014 is \$2,130.94 (no bank statement for July yet available)
GIC value as of June 30, 2014 is \$8,346.84

MOVED by Dorothy Goubault , **SECONDED** by Judy Hodgins that the report be accepted as presented. **CARRIED**

6. SUCCESSION PLANNING – CALL and APPROVAL FOR DIRECTORS:

Marcia Maxwell advised there are two directors whose 3 year term is up. They are Phil Mayhew and Bob Langstaff.

Both were re-elected.

7. KARL FIANDER ON MUNICIPAL TAXES:

- This is the 3rd year Karl has presented information regarding local taxes and the effect current policies have on lake property owners.

Some comments follow:

Karl was told by the township that there are no dollars to fulfill the wishes of lake property owners, even though the township has one million dollars for discretionary use.

Karl has been instrumental in organizing a committee consisting of representatives from 6 local lake associations. This group would like to enlist 6 additional local lakes. It is believed a group such as this will have more clout when dealing with the township. Karl is currently the leader of this group.

This is the first year when water front taxes have increased more slowly than non-water front properties. However, both tax rates and assessments have risen.

It is less costly to leave your garbage at the road for pick up than it is to take it to the dump.

The township has no input into OPP policies or enforcement. The OPP will never police private roads.

Most properties do not meet current requirements, according to Developmental Services. However, older properties are grandfathered.

When properties are being assessed by MPAC, ALL floor space, even though it has not been counted in the past, is now taken into consideration. This mostly affects basement areas only 5' high.

Thanks were offered to Karl for his informative presentation.

8. UPDATE ON LAKE PLAN FOR OTTER LAKE:

Attempts have been made for several years to form a group to develop a lake plan for Otter Lake.

Dianne Taylor, with assistance from Ed Wilton, provided a review of what has been accomplished to date. Dianne used overheads under the following headings:

- Goal (of the plan)
- What It (the plan) Is Not
- What's Been Done To Date?
- Comparison, Otty Lake Plan – Sources of Support (Partners)
- Otty Lake: State of the Lake Document
- Otty Lake Recommendations
- Next Steps for Otter Lake?

Discussion followed:

Ed noted Karen Hunt, who was instrumental in creating the lake plan for Otty Lake, was invited to attend today's meeting, but unfortunately, was unable to make it.

What is next? Creation of a lake plan is a huge task and **many** volunteers will be needed if a plan is to be successfully completed. Dianne asked if any one present would be willing to volunteer. Shelly Dunlop and Marcia Maxwell indicated their interest.

Existing lake plans, are available on specific lake web sites.

Many thanks to Dianne for her efforts.

9. LAKE STEWARD'S REPORT:

A complete copy of the most recent detailed, comprehensive and thorough Lake Steward's Report was distributed via our winter newsletter and is also available on OLLA's web site <http://www.otterlake.org/> Doug provided an abbreviated report using overheads. Some comments follow:

- Phosphorous levels have increased in some areas, but the overall lake level is in good shape.
- It was noted the geese population has increased, but although they are a nuisance, there is no solution to getting rid of them. They seem to co-habit with the loons just fine.
- Although the phosphorous levels at site 04 read very high, Doug believes there was an error in reading the results. The area has been retested, but the results have not yet been received.
- There is higher weed growth, but this is due to greater clarity of the water rather than contamination.
- Karl mentioned other lakes are also experiencing higher phosphorous levels, but it is too early to be worried.
- Water levels are checked weekly and sometimes even more often. Due to heavy snow melt and heavy rains, the spring water levels were very high, but they were back to normal by the end of June.
- Many residents were very concerned about inaccessibility this spring, due to high water.

- Thankfully, lake ice did not go out at the same time as spring melt, or we would have had even worse conditions.
- Once again, Doug asked residents to report on their local loon population. Apparently, one citizen witnessed the destruction of a loon's nest by raccoons.

Doug was thanked for his excellent work as our lake steward.

10. NEW BUSINESS:

- Arie Hoogenboom advised the OPP will be holding public meeting to discuss local policing. Residents are advised to watch for announcements.
- One resident expressed concern about the unpleasant weed growth and asked for solutions. Doug suggested contacting RVCA for allowable actions which could be taken.
- Are weed blankets still allowed? Marcia advised they are, but suggested anyone using one be careful not to cover an overlarge area of their lake bottom to avoid damaging lake life.
- Henry Morash encouraged residents to voice their opinions to the township about their concerns. It is not necessary to wait for public meetings. He believes, the more voices heard, the more attention will be paid.
- Karl Fiander addressed the possibility of official lake plans influencing the township's official plan. Should lake plans, where available, be submitted to the township for consideration in their planning process? Currently, the official plan states there is still room for development on Otter Lake, but is that really correct?
- Arie pointed out it is difficult to have one official plan to address all situations.

11. ADJOURNMENT:

Phil thanked those present for participating today, and the meeting adjourned at approximately 11:30 a.m.