



## MINUTES OTTER LANDOWNERS' ASSOCIATION (OLLA)

### ANNUAL GENERAL MEETING July 27, 2024

#### 1. OPEN MEETING – PRESIDENT'S REMARKS:

Quorum was met: 20 members including 4 proxies, and all 8 board members.

President Jeff Neal welcomed all to the annual general meeting. Attendees were thanked for participating today and invited all to a free light lunch after the meeting. Then, Jeff introduced the current OLLA board of directors: John McKenney, John Burke, Susan Thum, Eric Hempell, Deb McVean, Frank Croft, Betty Large and himself, Jeff Neal.

Jeff went through administrative details for the group and asked if any Members would be interested in joining the OLLA Board of Directors. He then provided comments on the following topics:

**MPAC Assessment** This has been delayed yet again and MPAC will continue to use the 2016 assessment for property valuations. When the assessed value of a property is updated, it does not automatically mean a huge increase in taxes.

**Licencing Tourist Campgrounds** The Township of Rideau Lakes is preparing a By-Law in support of this licencing. Residents can still provide feedback on the [rideaulakes.ca](http://rideaulakes.ca) website. The By-Law will outline the requirements for site management and expansion.

**BC and other fires and forest safety** It is important to ensure your safety in the forest and especially around your home. Ensure that piles of dry brush do not accumulate.

**RVCA** As budget cuts affect everyone, it is likely that we shall see a reduction of lake water testing by the RVCA. If the membership agrees, OLLA can step up its own testing to try and bridge the gap.

#### 2. APPROVAL OF AGENDA:

The agenda was displayed on the screen for review – no changes to the agenda were proposed by membership.

MOTION to approve the AGM Agenda as presented: MOVED by Dorothy Goubault, SECONDED Susan Thum. All in Favour. CARRIED



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### **3. APPROVAL OF 2023 AGM MINUTES:**

The 2023 AGM minutes were displayed on the screen and copies were available today at the front desk. Jeff asked if there were any changes proposed for the 2023 minutes – no changes to the minutes were identified by the membership.

MOTION to approve of 2023 AGM Minutes as presented: MOVED by Dorothy Goubault, SECONDED by Frank Croft. All in Favour. CARRIED.

### **4. TREASURER'S REPORT:**

Deb McVean reported on the OLLA 2023 Year end Financial Report provided in the OLLA AGM package that was distributed to members and copies made available today at the front desk.

**Balance Sheet summary** Total financial assets, as of December 31, 2023 were \$11,701.84 consisting of Cash in Bank and GICs, approximately \$1,700.00 over 2022. Primarily due to the purchase of a new GIC investment. Liabilities were up slightly due to prepaid Memberships and Advertising. Our equity remains strong.

**Income & Expenditure Summary** Income for 2023 was comparable to 2022. Expenses were down about \$1,000.00 over 2022 as we had less projects and water quality testing. We ended the 2023 fiscal year with a surplus although we had budgeted for a deficit. This was due to lower costs than anticipated for the AGM, FOCA fees, Insurance and Web services.

**Important Notes - Prepaid advertising** – we now have 10 sponsors. **Prepaid Membership Fees** – due to the change to the calendar made at last year's AGM, 56 Members paid their 2024+ Fees in December of last year. Thank you! **Donations** - all from Members. Thank you! **Grants** – Township **Projects** – loon nests **Investments** – are all in 3 GICs.

Deb asked the membership if they had any questions.

**Q:** What is a GIC

**A:** A Guaranteed Investment Certificate

**Q:** What is the intent for the GICs and cash

**A:** To spend it on our Members! You just need to give us some suggestions of what you would like.

Should anyone have any further questions about OLLA's financials, please feel free to see me after the meeting. Our books are always open to our Members and should you wish to set up a future appointment to review our books, please contact me at [ollatreasurer@otterlake.org](mailto:ollatreasurer@otterlake.org)

Deb also mentioned that all Members of OLLA are automatically members of FOCA (Federation of Ontario Cottagers' Association) and can access FOCA resources and benefits. Instructions on how to register with FOCA are up at the front desk.



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## **5. ELECTION OF DIRECTORS:**

In his opening remarks, Jeff asked the membership if there were any nominations to stand for the available board positions. No nominations were received.

## **6. NEW BUSINESS:**

**a. Motion to change 6 Bylaws** – Jeff Neal introduced the motion and then explained that the changes are all to bring OLLA in line with the new Ontario Not for Profit Corporations Act (ONCA) which takes effect October 2024.

MOTION to approve proposed bylaw changes to Section #1 Definitions sub section 3.6, Section 4 Members new sub section 4.10, Section 6 Board of Directors new sub section 6.13, Section 6 Board of Directors new sub section 6.14, Section 9 Duties of the Officers sub sections 9.3.1, 9.3.2, 9.3.3, Section 12 Financial sub section 1.2.

MOVED by Brian Cassidy and SECONDED by Nicole Stadler. All in favour. CARRIED.

**b. Motion to Waive the requirement for a 2024 fiscal year end audit**

MOTION to waive the requirement to conduct an annual audit for the 2024 fiscal year end, in keeping with the new Ontario Not-for-Profit Corporations Act: MOVED by Judy Shadbolt. All in favour (100%). CARRIED.

The vote results were counted as there is a requirement that 80% of the members attending the AGM vote to accept the motion to waive the audit. Count: 16 OLLA members present plus 4 proxies and all members voted to accept the motion. None voted against.

## **7. MEMBERSHIP UPDATE:**

John McKenney reported that we currently have 72 members.

## **8. LAKE STEWARD'S REPORT:**

Jeff Neal showed a map of the RVCA (2 deep water sites once or twice a year, 1 medium depth site and several dip sites) and OLLA (17) water quality testing sites and asked members to suggest when and where OLLA should test. Gord Campbell asked for the pros and cons of choosing test sites. Jeff responded that last year we found ECOLI on O4. So, test “problem sites” as known (boat launch, O4) or test all 17 sites. Dorothy Goubault asked if OLLA or RVCA test in Tooheys Bay. Jeff said no.

Jeff indicated that water quality charts are available on the OLLA website. And that the dissolved oxygen counts are needed for 5 consecutive years (and we missed 1 year) and that dissolved



oxygen for 5 consecutive years plus water temperature = 7.4 degrees Celsius at 120 feet are required for the Ministry in order for them to consider stocking Otter Lake with lake trout.

Jeff also reported on Laura Cashen's (the Loon Lady) observations of the Otter Lake loon population. She surveys the entire lake and counts the number of pairs and chicks. This year the Toohey's Bay loons abandoned their nest. The nest at the 4 islands was empty and there was 1 chick in the boat launch bay.

## **9. ENVIRONMENT AND CLIMATE CHANGE** Eric Hempell did a presentation on Climate change

- “We are the first generation to feel the effects of climate change, and the last generation who can do something about it.” Barack Obama
- Scientists have found, year after year that the levels of carbon pollution in the atmosphere is continually increasing. The 12 warmest years in recorded history have all been within the last 15 years. Temperatures in some areas of the oceans reached record highs and ice in the Arctic shrank to its smallest size on record.
- We have dramatically reduced acid rain, restricted cancer-causing chemicals in plastics and leaded fuel in our vehicles and phased out CFCs in refrigerators and air conditioners. And we have figured out how to continue living without harming the environment, and ourselves, as much.
- So the question now is whether we will have the courage to act before it's too late. We don't have a lot of time, but if we are prepared to act now, and act together, we can substantially reduce the rate of global warming. Please, be open to change, and think of the environment first when you make decisions. Even the small things combined will tip the scale in our favor.

**Q:** Gail Thane – the water in the lake is clear but the reeds and weeds are tall.

**A:** Clear water means a healthier lake but it also encourages plant growth.

**Q:** Shona McDiarmid – what can OLLA do?

**A:** Deb McVean – ensuring that our septic systems are inspected and not leaking into the ground soil. Getting our well water tested.

**A:** Frank Croft – there are some links on the OLLA web site

**A:** Eric Hempell – Eric talked about his house here at the lake. It is round as that is more energy efficient. He has solar panels and described the various Hydro One programs for electricity.

**Q:** Dorothy Goubault – would Eric be willing to come to my property and make suggestions.

**A:** Eric- yes, of course



## **10. SOCIAL ACTIVITIES UPDATE** Betty Large reported on the following social activities

**Poker Run** – the concept of a Poker Run was explained. Boats go from dock to dock collecting playing cards after answering an (easy) skill testing question. At the end of the Poker Run the boat with the best poker hand wins.

**Muffins in the Middle** will be held at 10 a.m on August 10<sup>th</sup> in front (north side) of the 4 islands

**FloatOLLA and Food Bank Donation Drive** is scheduled for August 17<sup>th</sup> (rain date August 18<sup>th</sup>) and includes a motorized boat parade and Paddlefest. There are prizes for the best decorate boat & paddle craft. Deb asked all Members to encourage their neighbours and non-members to participate.

**OLLA Dines Out** – the next OLLA Dines Out will be held on August 25<sup>th</sup> at 5 p.m. at the Iron Forge on Russell Street in Smiths Falls.

Betty thanked everyone for participating in the **Ice Breaker** and asked that completed entries be returned to her.

**Clean Up the County**, a Rideau Lakes Township initiative, was held in the spring. Several roads participated. Betty said that this can be done year round and that road side garbage, collected in yellow waste bags, can put out on garbage collection day – no garbage tags required. Betty has yellow waste bags available.

**Photo Contest** – the runner up was Laura Cashen “Blue Heron Snacking”. The winner was Jane Coombe “Loon with Baby”. Congratulations to you both!

## **11. DATE of NEXT AGM:** July 26, 2025

## **12. MOTION TO ADJOURN AGM:**

MOTION to adjourn the Annual General Meeting. MOVED by Deb McVean and SECONDED by Susan Thum. All in Favour. CARRIED.