

BASS LAKE PROPERTY OWNERS ASSOCIATION (BLPOA)

5th ANNUAL GENERAL MEETING

August 26th, 10:00 am to 11.05 am

South Elmsley Complex – Hwy 15

WELCOME & OPENING REMARKS

The meeting opened at 10:00 am. The BLPOA President/Bill St-Jean remarked on the very impressive turnout of 46 attendees who represent 37 member properties (easily a quorum). He expressed his appreciation for taking the time to participate in our important annual business meeting as a Lake Association and a Not-For-Profit Incorporated organization. The President commenced the proceedings by presenting the Draft Agenda for approval.

DRAFT AGENDA

1. President Opens Meeting - Welcoming Remarks
2. Approval of Agenda – *Motion/Vote*
3. Remarks – Mayor Arie Hoogenboom - Rideau Lakes Township
4. 2022 AGM Minutes – *Motion/Vote*
5. Membership Report 2023 and Renewal Campaign 2023-2024
6. Financial Report
 - a. Year 2022 Report - *Motion/Vote*;
 - b. Interim 2023 Report;
 - c. ONCA Regulations – New Audit Requirements 2024 – *Motion/Vote*
7. Association Governance & Activities
 - a. Nomination/Election – President BLPOA – *Motion/Vote*
 - b. Nominations & Election of Directors (2) – *Motion/Vote*
 - c. Nomination/Approval of 2023-24 Board of Directors – *Motion/Vote*
8. Reports:
 - a. Bass Lake Outlet Project – Report on Status of Special Services Levy;
 - b. Bass Lake Water Level & Operational Status of Outlet Berm – 2023;
 - c. Lake Surface Water Quality – RVCA and BLPOA Sampling program & results;
 - d. RVCA Source Water Protection Study;
 - e. Communications – Newsletters & Lake Protection Materials
9. Adjournment of AGM Business Meeting – *Motion/Vote*

APPROVAL OF DRAFT AGENDA FOR THE 2023 ANNUAL GENERAL MEETING

MOTION: That the Draft Agenda of the BLPOA August 26th 2023 Annual General Meeting be approved. Moved by Margo Finn and seconded by Gerry Hibbard.

Approved: By Majority of Vote.

REMARKS BY MAYOR HOOGENBOOM

Mayor Hoogenboom expressed his pleasure to have the opportunity to participate in this years Bass Lake AGM, not only as Mayor but as a resident on the lake. He updated us on ongoing activities within the Township, such as the completion of the mandatory septic inspections on major lakes within the Township including Bass Lake in 2020, the importance of participating in the Lake Associations for residents and his involvement in the Rideau Lakes Lake Association Committee, emergency services, the licensing program as it pertains to campsites, and indicated that 65% of all Township taxation revenue stems from waterfront properties. Bill thanked Mayor Hoogenboom for his involvement, leadership and support.



APPROVAL OF MINUTES OF THE 2022 ANNUAL GENERAL MEETING

The minutes of the 2022 Annual General Meeting have been posted since September 2022 on the Association website www.rideaubasslake.com

MOTION: That the Minutes of the BLPOA August 27th 2022 Annual General Meeting be approved.
Moved by Arie Hoogenboom and seconded by Ron Coleman
Approved: By Majority of Vote.

MEMBERSHIP REPORT

Bill spoke to our annual membership report and renewal campaign for the coming 2023-24 year. To date approximately 100 households have renewed, our target is 140. The majority of payments were via the etransfer system. Bill encourages everyone to reach out to their neighbours that have not renewed or joined as of yet and encourage them to do so. The \$25.00 annual fee can be etransferred to treasurer@rideaubasslake.com

Benefits of Membership

Supports Lake Health and Water Quality sampling/testing and wildlife protection

Water level watch through monitoring the operation and maintenance of Berm/spillway

Automatic member of Federation of Ontario Cottagers Association (FOCA) - \$60 Value

BLPOA receives Township grant of \$10 for every member property

Receive educational materials and Newsletters, communications.



APPROVAL OF FINANCIAL STATEMENT 2022

The Financial Statements (Unaudited) for the year ended 31 December 2022, prepared by our Treasurer Zlata Burt, were presented.

Revenue	
Membership fees	\$ 3,676
Subsidies and grants	\$ 2,256
Total Revenue	\$ 5,932

Operating Expenses	
Insurance	\$ 1,266
FOCA membership	\$ 705
Interest and bank charges	\$ 61
Postage & Handling	\$ 107
Office Expense	\$ 259
Water Testing Equipment	\$ 426
Water Testing Lab Analysis	\$ 561
Website Development (3 yrs)	\$ 2,825
Website Domain Registration	\$ 609
Website Maintenance (3 yrs)	\$ 1495
Total Operating Expenses	\$10,143

Net of Revenues over Expenses (\$ 4,211)

Statement of Changes in Net Assets

Net Assets at the beginning of the year	\$ 16,057
Net interim revenues for 2021	(\$ 4,211)
Total Assets (interim bank balance)	\$ 11,846

MOTION: That the Financial Statements (Unaudited) for the year ending 31st December 2022 be adopted. Moved by Tom Lischer, seconded by Joel Mabo.

Approved: By Majority of Vote

BLPOA FINANCIAL REPORT – INTERIM 2023

The BLPOA Treasurer also provided an Interim Statement of Operations for the Period 01 January to 26th August 2023.

Revenue	
Membership fees	\$ 2,275
Membership receivables	\$ 75
Subsidies and grants	\$ 2,066
Total Revenue	\$ 4,416
Operating Expenses	
Interest and bank charges	\$ 22
Office Expense/Newsletters	\$ 945
Equipment Expense	\$ 161
Website Expenses/Fees	\$ 904
Accounts Payable (Insurance)	\$ 1,266
Accounts Payable (FOCA)	\$ 705
Total Operating Expenses	\$ 4,003
Net of Revenues over Expenses	\$ 413

Statement of Operations

01 January 2023

to 26 August 2023

Statement of Changes in Net Assets

Net Assets at the beginning of the year	\$ 11,846
Net interim revenues for 2022	\$ 412
Total Assets (interim bank balance)	\$ 12,258

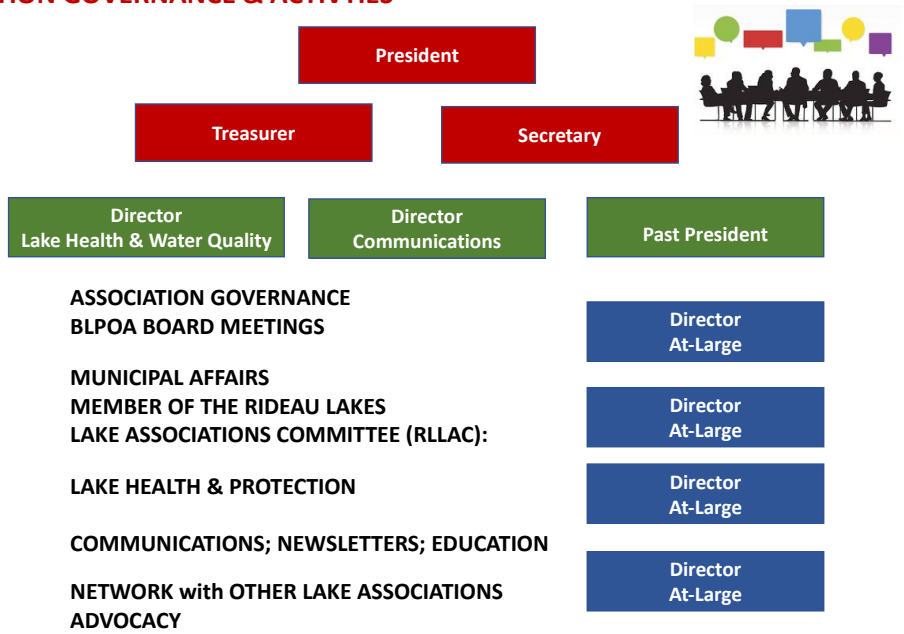
Bank Balance: During the meeting it was also stated that there remained a number of future payables (approx.\$2,500) that are pending in support of this years BLPOA water quality sampling & testing program; liability insurance and; FOCA membership. The remaining funds will be assigned to support new projects and initiatives in particular towards protection of our lake health.

WAIVING PROVINCIAL REQUIREMENT FOR A YEAR-END AUDIT

There is a new requirement under the new Ontario Not-for Profit Corporations Act that all corporations are to be audited annually. Fortunately there is an Option for smaller corporations, such as ours, to waive this requirement with the approval of the membership. The Board of Directors is of the opinion that contracting for such a financial audit is unaffordable and recommends the we adopt the waiver.

Motion: To waive the requirement for this annual audit for the 2024 fiscal year.
 Moved by Pat Kelly and seconded by Brian Alley
Approved by Majority of Vote.

ASSOCIATION GOVERNANCE & ACTIVITIES



Nomination for new President of the BLPOA

Alan MacDonald/Current Director/ Road B4. Nominated by Bill St Jean and Dale McCabe
 Motion moved by Rick Cunliffe and seconded by Larry Birch,
Approved by Majority of Vote.

Nominations and Election of Directors

Don Kennedy/Former Tech Advisor BLOPA/Road B5A. Nominated for Director at Large by Dan Lemaire and Rick Cunliffe
Approved by Majority of Vote

Clark Johnston/Road B5B. Nominated for Director at Large by Don Kennedy and Bill St Jean
Approved by Majority of Vote

SLATE OF BOARD DIRECTORS – 2023-24

NAME	ROAD	BLPOA Role
Alan MacDonald	B4	President
Zlata Burt	B12	Treasurer
Cathy MacDonald	B4	Secretary
Bill St Jean	B3	Past President
Margot Finn	B10/B11/Pegg Rd	Director
Dale McCabe	B7	Director
Roger Cauley	B8	Director
Don Kennedy	B5A	Director
Clark Johnston	B5A	Director

Proposed nominations for BLPOA Board Governance for one year term (2023-2024)
Moved by Gary Doucet and seconded by Stephen Kritsch.
Approved by Majority of Vote

Appreciation for Outgoing President

Mayor Hoogenboom requested that the attendees express their appreciation to Bill St Jean for his 5 years of dedicated service as the first President of the BLPOA

BASS LAKE OUTLET PROJECT - SPECIAL SERVICES LEVY – BYLAW

Total Billed – 234 Properties - \$205,938.39

Township originally setup a receivable for the Bass Lake Outlet project in the amount of \$205,939

This represented 50% of the cost to complete the work.

Cost recovery was split across 234 properties on Bass Lake.

- 177 – have paid in full**
- 57 – took advantage of the 3 year payment plan**

Total Paid to Date: \$171,768.53

Payments from 57 Properties – remain outstanding \$35,169.85

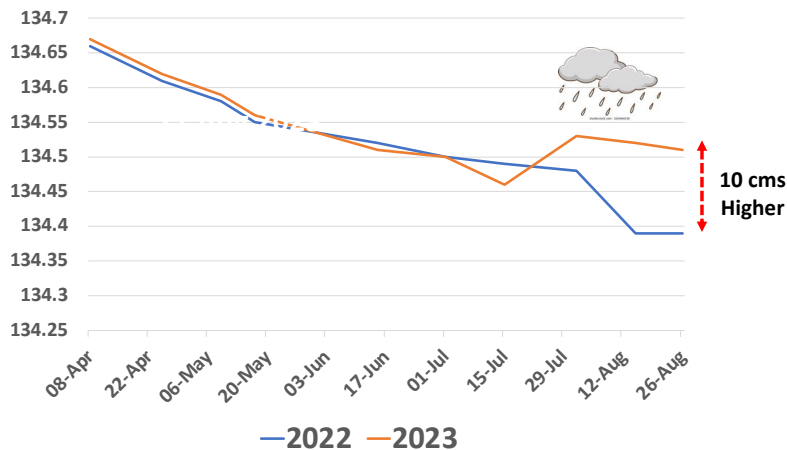


WATER LEVEL READINGS - 2023

Bass Lake Water Level Readings		
Date	2022 Elevation (MASL)	2023 Elevation (MASL)
08 April	134.66	134.67
25 April	134.61	134.62
09 May	134.58	134.59
17 May	134.55	134.56
15 June	134.52	134.51
01 July	134.50	134.50
15 July	134.49	134.46
01 August	134.48	134.53
15 August	134.39	134.52
26 August	134.39	134.49

Lowest Design Elevation of Berm Spillway is **134.52 MASL**
 Total Decline to date is only 18 cms or 7 inches

Bass Lake Water Levels

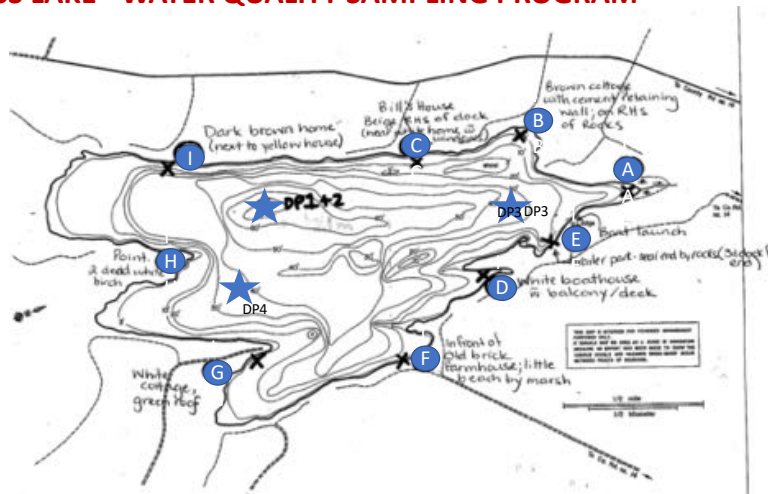


BERM SPILLWAY

In 2022, lake water stopped flowing out once level dropped to the berm design elevation of 134.52 MASL in late June/early July. This was not the case this year due to more frequent rain events throughout July and August. Water still outflowing on 26 Aug 2023.



RVCA & BASS LAKE - WATER QUALITY SAMPLING PROGRAM



Sampling Sites

RVCA - Samples					
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
29/5/23	DP1		0.009	0.3	4.5
12/7/23	DP1		0.002	0.4	6
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
12/7/23	A	12	<0.002	0.4	
12/7/23	B		0.006	0.4	
12/7/23	E		0.004	0.3	
12/7/23	F		0.008	0.4	



BLPOA - Deep Point Samples					
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
27/07/23	DP1	0	0.054	0.40	5.5
27/07/23	DP3	0	0.016	0.40	5
27/07/23	DP4	2	0.014	0.40	5

BLPOA

Water Quality Guidelines & Recommendations		
Type	Guideline Source	Guideline
Total Phosphorus (TP)	Provincial Water Quality Objective (PWQO)	<0.020 mg/L
Total Nitrogen (TKN)	Secondary Indicator – MOE Guideline	<0.500 mg/L
E.coli	Provincial Water Quality Objective (PWQO)	<100 CFU/100ml

GUIDELINES

In 2022, the Mississippi-Rideau Source Protection Region (MRSPR) initiated a project to address concerns raised by a group of local lake associations, including the BLPOA. Concerns were focused on waterfront property owners sourcing their drinking water from the lake through surface water intakes and the drinking water risks associated with blue-green algae or harmful algae blooms.

Bass Lake Factors

Private Well – 43% Surface Water Intake - 57%
 Permanent Home – 57% Seasonal Home – 43%
 Water Quality Index – Fair

Vulnerability Analysis Factors

- Groundwater – Vulnerable Aquifer
- Surface Water – Residency Time/Flow Rate
- Densification - Parcel/Lot Size – Septic Systems
- Intake Vulnerability (Distance & Depth)

MEMO OF UNDERSTANDING TOWNSHIP & BLPOA

Operational Monitoring & Maintenance Support

Township - Public Works Oversight
BLPOA Volunteer Team
Beaver Watch & Management
Maintenance Spillway/Crossvane
Debris Clean-Up and Removal
Access Route **Beaver Debris**



WILDLIFE PROTECTION, MONITORING & SURVEY

A new initiative undertaken by our Lake Health & water Quality Committee will involve a survey and mapping of our diverse populations of wildlife with whom we share habitat and life on Bass Lake.

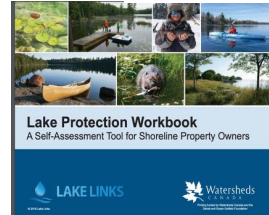
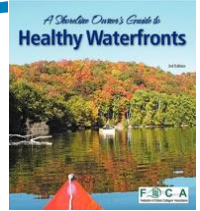
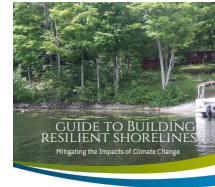


**BLPOA EDUCATIONAL/INFORMATIONAL – SHORELINES
AVAILABLE ON BLPOA WEBSITE**

FOCA – Shoreline Owners Guide for Healthy Waterfronts -

Watersheds Canada – Lake Protection Workbook

Guide to Building Resilient Shorelines – Climate Change



MEETING ADJOURNMENT:

Motion to adjourn meeting at 10:55 made by Mark Steenburgh and seconded by Ron Coleman

Approved by Majority of Vote.

