

# BASS LAKE PROPERTY OWNERS ASSOCIATION (BLPOA)

## 4<sup>th</sup> ANNUAL GENERAL MEETING

August 27<sup>th</sup>, 10:00 am to 11.20 am

South Elmsley Complex – Hwy 15

### WELCOME & OPENING REMARKS

The meeting opened at 10:00 am. The BLPOA President/Bill St-Jean expressed his appreciation for an excellent turnout of members who took the time to participate in our important annual business meeting as a Lake Association and Not-For-Profit Incorporated organization.

The President now commenced the proceedings by introducing Mayor Hoogenboom and asking him to provide an update on Township activities and programs,

### REMARKS BY MAYOR HOOGENBOOM

Mayor Hoogenboom expressed his pleasure to have this opportunity to participate in this years BLPOA AGM both in his role as Mayor of Rideau Lakes but equally important as a new member of our lake association. He provided updates on many of the on-going activities and progress within the Township. He concluded by urging all property owners, both year round and seasonal to take the initiative to vote in the upcoming municipal elections.



The President thanked Mayor Hoogenboom and the Town Council for their leadership and support over the past four years. He then presented the planned Agenda for this year's AGM proceedings.

### BLPOA AGM – DRAFT AGENDA 27 August 2022 – 10:00 AM

1. President Opens Meeting - Welcoming Remarks
2. Remarks – Mayor Arie Hoogenboom - Rideau Lakes Township
3. Approval of Agenda – *Motion/Vote*
4. 2021 AGM Minutes – *Motion/Vote*
5. Membership Report 2022 and Renewal Campaign 2022-2023
6. Financial Report
  - a. Year 2021 Report - *Motion/Vote*;
  - b. Interim 2022 Report;
  - c. Rideau Lakes Lake Association Grant.
  - d. FOCA membership - Feasibility
7. Old Business:
  - a. Bass Lake Outlet Project – Implementation of Special Services Levy;
  - b. Bass Lake Water Level & Outlet Berm – 2022;
  - c. Distribution of Lake Protection Educational Material to Members – Spring 2022
  - d. Lake Surface Water Quality – RVCA and BLPOA testing program & results to date;
  - e. RVCA Source Water Protection Study;
  - f. Rideau Lakes Tourist Campground Land Use Study – Foteen Consultants.
8. New Business
  - a. BLPOA Bylaw #1 (Constitution) – Proposed Revisions – *Motion/Vote*;
  - b. Proposed New Board Governance Structure – *Motion/Vote*;
  - c. Nominations & Election of Directors – Proposed Slate 2022-2023 – *Motion/Vote*.
9. Adjournment of AGM Business Meeting

## **APPROVAL OF DRAFT AGENDA FOR THE 2022 ANNUAL GENERAL MEETING**

MOTION: That the Draft Agenda of the BLPOA August 27<sup>th</sup> 2022 Annual General Meeting be approved. Moved by Claude Brett and seconded by Margo Finn.

Approved: By Majority of Vote.

## **APPROVAL OF MINUTES OF THE 2021 ANNUAL GENERAL MEETING**

The minutes of the 2021 Annual General Meeting have been posted since November 2021 on the Association website [www.rideaubasslake.com](http://www.rideaubasslake.com)

MOTION: That the Minutes of the BLPOA September 27<sup>th</sup> 2021 Annual General Meeting be approved. Moved by Alan MacDonald and seconded by Gary Doucet

Approved: By Majority of Vote.

## **APPROVAL OF FINANCIAL STATEMENTS**

The Financial Statements (Unaudited) for the year ended 31 December 2021, prepared by our Treasurer Zlata Burt, were presented.

## **BLPOA FINANCIAL REPORT – YEAR 2021**

### **Statement of Operations**

**January 1, 2021 to December 31, 2021**

#### **Revenue**

<b>Membership fees</b>	<b>\$ 4,200</b>
<b>Subsidies and grants</b>	<b>\$ 2,206</b>
<b>Total revenue</b>	<b>\$ 6,406</b>

#### **Operating expenses**

<b>Insurance</b>	<b>\$ 1,294</b>
<b>FOCA membership</b>	<b>\$ 781</b>
<b>Interest and bank charges</b>	<b>\$ 10</b>
<b>Office expense</b>	<b>\$ 320</b>
<b>Total operating expenses</b>	<b>\$ 2,405</b>

**Net of revenues over expenses**    **\$ 4,001**

### **Statement of Changes in Net Assets**

<b>Net Assets at the beginning of the year</b>	<b>\$ 12,056</b>
<b>Net interim revenues for 2021</b>	<b>\$ 4,001</b>
<b>Total Assets ( interim bank balance)</b>	<b>\$ 16,057</b>

MOTION: That the Financial Statements (Unaudited) for the year ending 31<sup>st</sup> December 2021 be adopted. Moved by Peter McGann, seconded by Gerry Hibbard.

Approved: By Majority of Vote

The BLPOA Treasurer also provided an Interim Statement of Operations for the Period 01 January to 27<sup>th</sup> August 2022.

## BLPOA Financial Report – Interim 2022

	<b>Revenue</b>	
	Membership fees	\$ 1,926
	Membership receivables	\$ 700
	Subsidies and grants	\$ 2,256
	<b>Total revenue</b>	<b>\$ 4,882</b>
<b>Statement of Operations</b> 01 January 2022 to 27 August 2022	<b>Operating expenses</b>	
	Interest and bank charges	\$ 20.40
	Office expense	\$ 177.87
	Postage and handling	\$ 62.90
	Equipment expense	\$ 425.74
	Website Development expense	\$ 2,825.00
	Website Domain registration	\$ 609.34
	Website Maintenance (3 yrs)	\$ 1,994.99
	Educational Material expense	\$ 1,829.27
	<b>Total operating expenses</b>	<b>\$ 7,445.52</b>
	<b>Net of revenues over expenses</b>	<b>(\$ 2,563.52)</b>

<b>Statement of Changes in Net Assets</b>	Net Assets at the beginning of the year	\$ 16,057
	Net interim revenues for 2022	(\$ 2,563)
	<b>Total Assets ( interim bank balance)</b>	<b>\$ 13,494</b>

**Bank Balance:** During the meeting it was also stated that our Bank Balance effective 27 Aug 2022 stands at \$13,494. A number of invoices (\$1,200) are pending in support of this years BLPOA water quality sampling & testing program. The remaining funds will be assigned to support new projects and initiatives in particular towards protection of our lake health.



- 106 properties have renewed to date
- Over 76% used Etransfer
- Accepting Renewals Today



**Membership 2022-2023.** The membership term for the coming year commences on 01 September 2022. Last year’s final membership total was 168 properties and going forward our goal is to match that impressive level of support and participation. For those member properties that have not yet renewed, we highly value your support and would appreciate having you continue being an important part of our Bass Lake Association.

**BASS LAKE OUTLET PROJECT - SPECIAL SERVICES LEVY – BYLAW**

**Total Billed – 234 Properties - \$205,938.39**

**Effective: 26 August 2022**

**Payment from 109 Properties Received:**

- 93 – have paid in full \$79,185.92
- 12 – have posted dated payments on file \$11,045.43
- 4 – have taken advantage of the payment plan \$ 2,029.97
- Total Paid to Date: **\$92,277.42**

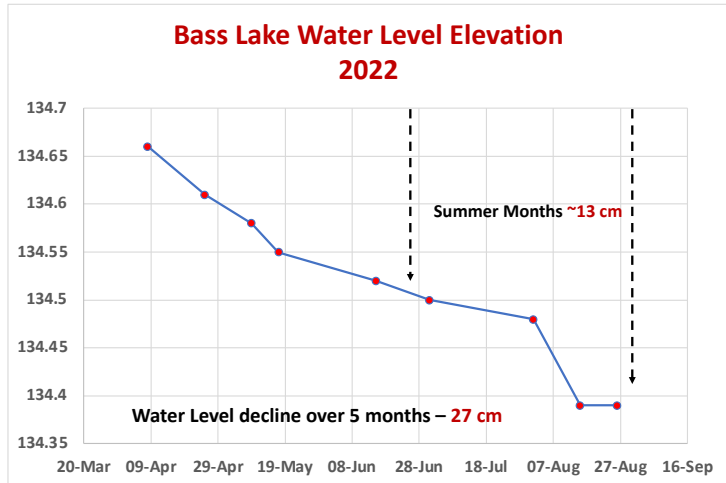
**Payment from 125 Properties remaining outstanding \$113,677.97**

**Payment due date is 30 September 2022**

- *After this date the full amount will be added to the property tax account and collected in the same manner as taxes - Arrears notices will be mailed in early October to anyone who has an outstanding balance at that time.*
- *Interest will be applied monthly at a rate of 1.25% starting November 1<sup>st</sup>.*

**WATER LEVEL READINGS - 2022**

Bass Lake Water Level Readings - 2022	
Date	2022 Elevation (MASL)
08 April	134.66
25 April	134.61
09 May	134.58
17 May	134.55
15 June	134.52
01 July	134.50
01 August	134.48
15 August	134.39
26 August	134.39



Total Decline to date is 27 cms or 10.6 inches  
 Historical Average on 01 Sept is 134.34 MASL

Berm Spillway

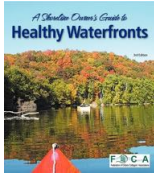
Water stopped flowing out once level dropped to the berm design elevation of 134.52 MASL in late June/early July.



## BLPOA EDUCATIONAL/INFORMATIONAL PACKAGE THREE PUBLICATIONS LAKE HEALTH

The consensus from those members at the AGM was that the distribution of this educational package of lake protection publications to all out members in the Spring was quite beneficial in promoting awareness of waterfront and lake best management practices. These three publications are also posted on our website in PDF format.

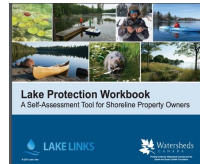
BLPOA Lake Health Report – Nutrient Loading Trends - 8 pages



FOCA - Shoreline Owners Guide for Healthy Waterfronts - 18 pages



Watersheds Canada - Lake Protection Workbook - 40 pages



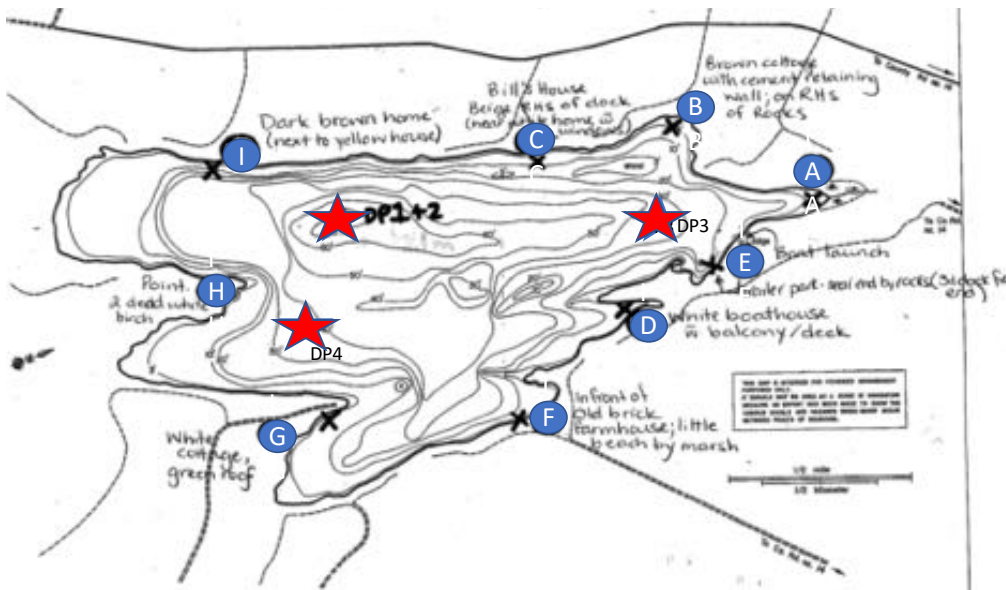
## BLPOA WATER QUALITY COMMITTEE REPORT

Members will recall our earlier Communiques that highlighted major concerns over the alarming number of high nutrient levels (exceedances) that RVCA reported from its water quality testing programs in 2020 and 2021.

This development only reemphasized the critical importance of proceeding with a supplementary BLPOA program to gather more raw sampling data each year.

Lake	Date Sampled	Site	TP (mg/L)	TKN (mg/L)
<b>2021</b>				
Bass - RVL-35	2021-05-04	DP1	0.097	0.72
Bass - RVL-35	2021-05-29	DP1	0.042	0.7
Bass - RVL-35	2021-09-06	DP1	0.009	0.42
Bass - RVL-35	2021-10-28	DP1	0.041	0.41
<b>2020</b>				
RVL-35	2020-06-08	DP1	0.029	0.4
RVL-35	2020-08-07	DP1	0.039	0.5
RVL-35	2020-09-29	DP1	0.014	0.6

## Bass Lake – Water Quality Sampling Sites



## Water Quality Testing - Interim Results for 2022

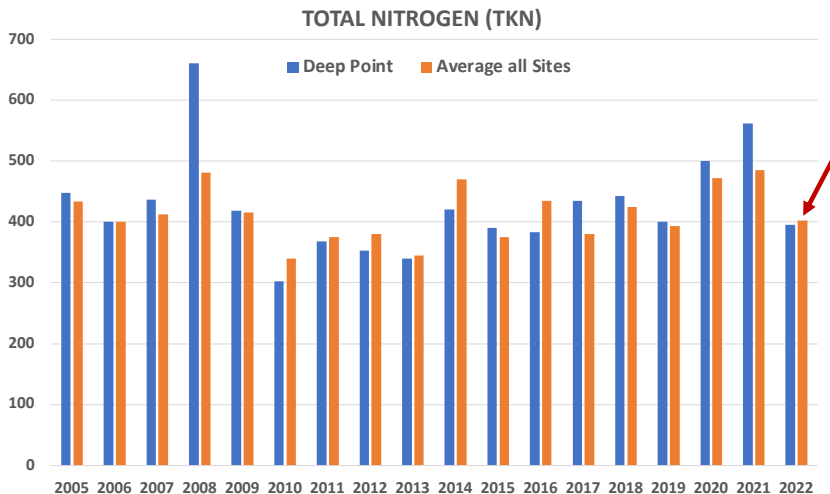
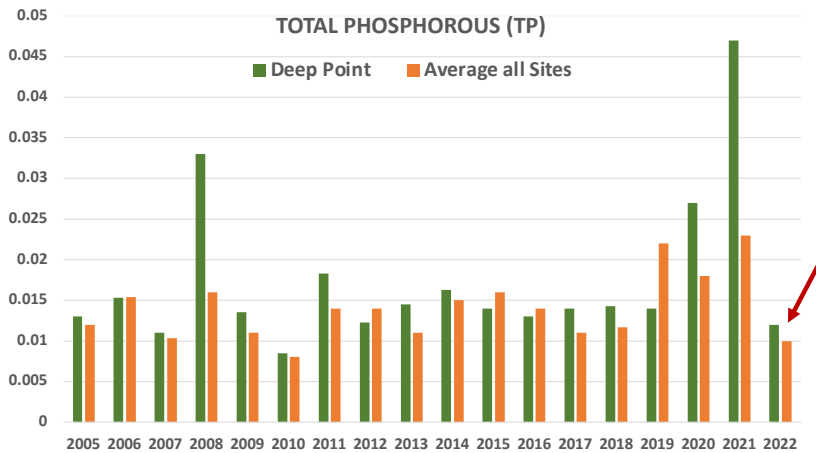
### RVCA - 3 of 4 Rounds No Exceedances

RVCA - Deep Point Samples					
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
5/6/22	DP1		0.003	0.32	5
6/8/22	DP1		0.004	0.36	5
8/4/22	DP1		0.014	0.40	5.5
RVCA - Shoreline Samples					
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
6/8/22	A	0	0.008	0.41	
8/4/22	A	2	0.009	0.40	
6/8/22	B	2	0.007	0.45	
8/4/22	B	2	0.009	0.40	
6/8/22	E	4	0.005	0.37	
8/4/22	E	1	0.012	0.50	
6/8/22	F	2	0.004	0.41	
8/4/22	F	0	0.010	0.40	

### BLPOA - 2 of 3 Rounds One (1) Exceedance

BLPOA - Deep Point Samples					
Date Sampled	Site	Ecoli (CFU/100ml)	TP (mg/L)	TKN(mg/L)	Secchi (m)
18/07/22	DP1		0.004	0.30	5.5
18/07/22	DP3		0.034	0.50	5
18/07/22	DP4		0.010	0.30	5
13/06/22	DP1		0.017	0.50	5.5
13/06/22	DP3		0.014	0.40	5
13/06/22	DP4		0.006	0.40	5

Water Quality Guidelines & Recommendations		
Type	Guideline Source	Guideline
Total Phosphorous (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



## **FOTEEN TOURIST CAMPGROUND LAND USE STUDY**

### **Tasks 3: Land Use Study + Official Plan and Zoning By-law Amendments**

Fotenn Consultants have prepared and posted on the Township website a Draft Land Use Study which has consolidated the findings of the Issues and Options Report, stakeholder and public consultation, and the decisions/guidance from Council.

### **Statutory Public Meeting**

This Study and all proposed amendments to the Township Official Plan and Zoning Bylaw was presented at a statutory public meeting in Elgin on 25 August 2022.

The meeting was hosted by the Planning Adjustment Committee (PAC) and the public and other stakeholders had an very intense opportunity to provide comment and debate on the Study and the proposed amendments to the Official Plan and Zoning Bylaws.

### **Council Decision**

The Land Use Study will be revised following this meeting, as needed, prior to being presented to Council for adoption.

## **APPROVAL OF FOUR (4) PROPOSED BLPOA BYLAW #1 AMENDMENTS**

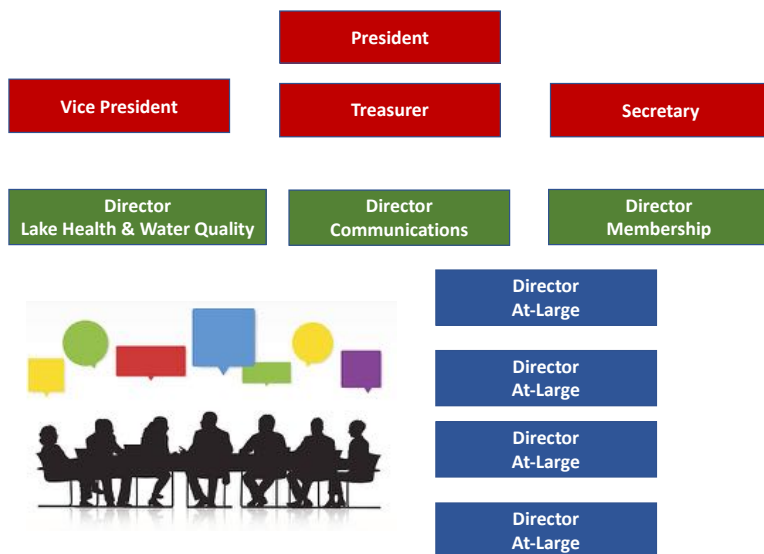
The four proposed amendments to our Bylaw #1 (Constitution) were presented at the meeting and discussed.

- (1) Article 8 – The Officers
- (2) Section 7.5 – Meeting of Board of Directors
- (3) Article 5 – Communications
- (4) Article 3 - Objectives

**MOTION:** That the proposed first three Bylaw amendments be approved and the fourth Bylaw amendment be not approved at this time but revisited by the new Board of Directors. Moved by Gary Doucet and seconded by Tom Lischer

**Approved:** By Majority of Vote.

## APPROVAL OF NEW BOARD GOVERNANCE STRUCTURE



**MOTION:** That the proposed new BLPOA Board Structure be adopted commencing 01 September 2022. Moved by Alan MacDonald and seconded by Ron Coleman.  
**Approved:** By Majority of Vote.

## RATIFICATION OF DIRECTORS & OFFICERS 2021 -2022

The following new slate of BLPOA Executive and Directors was proposed. All those nominated have indicated their willingness to serve for a one year term 2022-2023.

<b>President</b>	Government Liaison/ RLLAC/Governance Nominated - Bill St Jean/B3		
<b>Vice President</b>	Duties TBD Position - Open	<b>Director At-Large</b>	Community Outreach & Representation Voting Decisions Nominated - Dale McCabe/B7
<b>Treasurer</b>	Finance Mgt/TD Banking Nominated - Zlata Burt/B12	<b>Director At-Large</b>	Community Outreach & Representation Voting Decisions Nominated - Margot Finn/B10/11/Pegg Rd.
<b>Secretary</b>	Secretary/Governance Nominated - Cathy MacDonald/B4	<b>Director At-Large</b>	Community Outreach & Representation Voting Decisions Nominated - Roger Cauley/B8
<b>Director Lake Health &amp; Water Quality</b>	Water Quality Committee Nominated - Miles Barham/B12	<b>Director At-Large</b>	Community Outreach & Representation Voting Decisions Position - Open
<b>Director Communications</b>	Communiques; Newsletters; Website Liaison - 13 Road Reps Nominated - Alan Mac Donald/B4		
<b>Director Membership</b>	Membership Campaign; Records Nominated - Lorayne Bradshaw/B1		

**MOTION:** That the proposed slate of Directors & Officers for the BLPOA Board of Directors for the year 01 September 2022 to 31 August 2023 be accepted as presented: Moved by Arie Hoogenboom, seconded by John Dorsch.  
**Approved:** By Majority of Vote.



## BLPOA LEADERSHIP VOLUNTEERS

The President expressed his sincere appreciation to all our departing Directors and Tech Advisors for their volunteer dedication and support in working together to achieve our BLPOA goals and objectives.

### TO OUR OUTGOING BOARD MEMBERS

*John Bridle - B12*  
*Claude Brett - B2*  
*Peter McGann - B3*  
*Dan Lemaire/Rick Cunliffe - B4*  
*John Dorsch - B5A*  
*Pat Kelly - B6*  
*Karen Smerka - B1*



### TO OUR TECH ADVISORS

*Sidney Berry - B1*  
*Don Kennedy - B5A*

## OPEN DISCUSSION

### Benefits – Lake Plan

It was recommended from the floor to have the Directors as part of the review of our Objectives to consider the merits of developing a Lake Plan . This would be an approach to identify and protect the physical, environmental and social; values of Bass Lake. It would entail a long range vision for our lake community that can be implemented through a series of stewardship programs.

The framework for such a Lake Planning exercise was previously outlined in BLPOA Communique #7-2021. Website Link: [BLPOA Communique #7-2021](#)



### Federation of Ontario Cottagers Association

This year the Board chose to have our Association and all members registered as FOCA members. Each and every one of our Association members can access all of FOCA's membership benefits, including the boat and cottage insurance program Cottage First. This also includes free or member-price access to webinars and in-person events hosted by FOCA. This User Name & Password to be used for full access by each BLPOA member property owner to FOCA's website.



Username = focamember  
Password = Foc@M3mb3\$2014

While the cost was significant \$781, it was partly offset by a discount of \$400 on our CGL Insurance. The primary concern is whether our members are actually taking advantage of this membership and any of its individual benefits. This membership will expire at end Oct 2022 and the Board was directed to reassess the costs and merits of renewing for another year.

## MEETING ADJOURNMENT

**MOTION :** Proposed that the AGM be adjourned – 11:17 AM. Moved by Ron Coleman and seconded by Gary Doucette.

Approved: By Majority of Vote.

*Prepared By BLPOA President/Bill St Jean*  
*03 September 2022*