

BASS LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

Wednesday, 04 August 2021

Location: In-Person #10 B3

Attendees:

Directors & Advisers - Bill St Jean; Dan Lemaire; Peter McGann; Lorayne Bradshaw; Margot Finn; Dale McCabe; Miles Barham, Roger Cauley; John Dorsch; Claude Brett; John Bridle Sidney Berry; Don Kennedy;

Absent: Ron Hewitt; Zlata Burt; Pat Kelly; Rick Cunliffe; David Sadler;

Welcome

The Chair - Bill St Jean, called the meeting to order at 6:30 PM on 04 August 2021 and thanked all who had joined in.

Agenda

The agenda for this Summer Board Meeting was as follows:

- Update on Bass Lake Outlet Project – Construction Start;
- Special Services Levy;
- Bass Lake Water Level Tracking 2021;
- BLPOA Membership Renewal Campaign
- Lake Health & Water Quality Committee
- Annual General Meeting

Bass Lake Outlet Project – Contract

The following update was provided to Directors & Advisers:

- Township has awarded a Contract to Crains' Construction;
- Crains' will commence work around 16 August 2021;
- Crains will not be given work (\$50K) to install 700m agricultural fencing on the former Chillingworth property. Township negotiating with new owners to reduce cost impact of agricultural fencing (examining alternative options) to reduce cost) and if necessary, will have public works do the install and incur only material costs;
- Township public works will likely prepare (clear brush and harden) township allowance access to construction site. Cost avoidance ~\$10K;
- **Action:** President will ascertain what possible impacts if any might occur to lake water level during construction.

Special Services Levy

- The cost recovery by-law (Special Services By-law) will come before the 23rd August meeting of the Municipal Services Committee for final review. This will include the recently approved approach to the commercial properties. The Bylaw can then pass in September. Once the project is complete, the costs fully accounted for and the by-law schedules finalized, the Township will begin the payment cycle with residents, with the first payment likely being in 2022.
- **Decision:** The Township's decision is that the two Commercial properties would have the same formula applied as all other properties, but then have their amount owing under the formula multiplied by the commercial tax ratio that applies for normal taxation purposes. This ratio is 1.3464x currently – meaning, in essence, the commercial properties will pay just under a 35% premium over the residential properties. The Council saw this as fair and defensible, as it is the same means by which general taxes are raised. Based on the assessment data for the two properties (single ownership), this approach would equate to a fee of approximately \$4000.00.

Bass Lake Water Level Tracking 2021

- On 08 July, two surveyors from IN Engineering/Brockville completed a series of lake water level readings at four of our key locations.
- Fortunately, our lake is indeed flat and the water elevation at all four locations on 08 July (in particular the berm) were all the same level - 134.50 MASL.
- Unfortunately, this surveying team's field survey work found confirmed that our two BLPOA staff gauges (B3 and B7) have for the past two years been providing us regular readings slightly higher than the actual water level (on average 5 cms or 2 inches).
- When our BLPOA Referendum was conducted in the 01 July timeframe last year, it appears that the water level our property owners were strongly supporting was actually lower – 134.50 MASL rather than the advertised figure that our association referenced of 134.55 MASL. Therefore, this year's water level on 01 July was also exactly the same as 2020, specifically 134.50 MASL.
- **Action:** Water's Edge have reviewed all of the elevations and a very minor adjustment has been made to engineering drawing. Everything stays the same except the lip of the cross vane armour stone is being lowered by 3 centimetres.

Bass Lake Water Level Tracking 2021	
Date	Elevation MASL
08 April	134.65
25 April	134.66
09 May	134.71
24 May	134.66
10 June	134.60
01 July	134.52
08 July - Township Engineering Survey Recalibration all 4 Sites	134.50
25 July	134.49
03 Aug	134.45

Township & 2 Volunteers bled off lake water through berm to slowly lower the higher-than-normal spring levels

BLPOA Membership Renewal Campaign

- This year's (2020-2021) Membership – 175 Property Owners
- Need to Kick- Start Membership Renewal Campaign for 2021-22
- **Action:** Request Road Reps/Directors seek assistance in canvassing (both by email and in-person) their respective property owners over the upcoming period 05 Aug to 13 September 2021. Preferably prior to Labour Day Holiday.
- **Decision:** Motion made by Miles Barham and seconded by John Bridle to keep the annual dues at \$25. Approved by all Directors.
- **Action:** A BLPOA Communique # 5 - 2021 will be released this Friday, 06 Aug requesting that our members to renew at the earliest opportunity. They will also be asked to also reach out to their Road Reps.
- Themes for Upcoming Year.
 - The Outlet Berm/Dam project is going to get done this Fall – Stability of Lake Water levels
 - Critical Importance of Lake Protection & Lake Health

Lake Health & Water Quality Committee

Miles Barham outlined and updated Directors on some of the main activities & initiatives being pursued by this committee:

- Water Sampling programs;
- Lake Capacity Study
- Researching Factors influencing Algae Growth & zebra Mussels
- Township Interim Control Bylaw – Consultants Study on Campground Definitions and future development policies
- Lake Health & water Quality Committee – next meeting 12 Aug 2021.

BLPOA Annual General Meeting & Governance

- **Decision:** Timing of AGM – After some discussion it was agreed by the majority that the best date/time was Saturday, 11 Sept at 09:30 AM. Format – ZOOM Webinar
- Board of Directors – Bill raised the issue whether for the coming year we should consider reducing the number of Directors serving on the Board. It was agreed that having a Representative/Director from each private Road has been beneficial in building a sense of lake community as well as engaging the views and concerns of all 13 Roads and 230 property owners. It was recommended that we retain this model and Board composition for another year.
- **Action:** All Board Directors were asked to give this matter serious thought over the next two weeks and confirm to the President whether or not they are willing to have their name stand on the upcoming slate of Directors to be Acclaimed/Elected for 2021-22.

Prepared By: Bill St Jean//President BLPOA 10 August 2021