

Bass Lake Property Owners Association (BLPOA)
Board of Directors
Saturday October 15, 2022
Location: Road B3 - #10 - Bill St. Jean

Attendees: Bill St. Jean, Lorayne Bradshaw, Zlata Burt, Margot Finn, Roger Cauley, Alan MacDonald, Cathy MacDonald
Regrets: Miles Barham, Dale McCabe

Welcome:

The Chair, Bill St. Jean called the meeting to order at 10am and thanked all who were in attendance for their participation.

Draft Agenda

1. Approval of draft agenda.
2. Approval of record of board meeting minutes, June 18, 2022
3. BLPOA updates:
 - a. Membership report - Lorayne Bradshaw.
 - b. Finance report - Zlata Burt
 - c. Report on 2022 water levels - Bill St. Jean
 - d. FOCA membership - decision 2022-23
4. Lake health and water quality committee - Bill St. Jean in the absence of Miles Barham
 - a. BLPOA water quality testing program 2022
 - b. Blue green algae incidents (any reports)
 - c. Water quality committee members.
5. Rideau Lakes Tourist Campground Land Use Study - outcomes.
6. Review and updating of BLPOA Bylaw #1 (Constitution)
7. New Business
8. Adjournment

Motion: For approval of draft agenda moved by Margot Finn, seconded by Zlata Burt, majority approved.

Motion: For approval of record of previous board meeting minutes June 18, 2022 moved by Alan MacDonald seconded by Roger Cauley, majority approved.

BLPOA updates:

a. Membership: Lorayne Bradshaw provided an update of memberships received, to date 145 paid members representing 81% of last years membership. A consensus was reached that the board will continue to communicate to all lake residents regardless of their membership status and continue to encourage all to join.

ACTION: Lorayne to provide excel spreadsheet showing current membership by road #.

b. Finance: Zlata Burt reviewed the interim statement of operations from January 1, 2022 to October 15, 2022 Interim bank balance stated at \$14,251.00 with outstanding invoices of approximately \$2700.00 to be paid for water quality testing, FOCA membership and insurance.

ACTION: Bill St Jean and Alan MacDonald to meet within 30 days with website provider/administrator to discuss maintenance and expenses.

c. 2022 Water levels:

Bill St. Jean provided chart indicating water level readings from April 8, 2022 to October 1, 2022. Total 6 month decline as 34 cm (13.4 inches) Historical average on Sept 1 is 134.34. Level on Sept 1, 2022 was 134.39

d. FOCA membership:

Discussion around membership resulted in unanimous decision to continue for the next year.

Lake Health and Water Committee:

a. Report given by Bill St. Jean re: Water quality testing: next test date is October 16, 2022. Overall readings show we had a positive summer with normal results compared to historical data. Phosphorous and nitrogen levels low, no ecoli and blue/green algae curbed. Board members shared that it appears weed levels are down this year, and water quality appearing very good.

ACTION: Miles Barham to convene meeting with the WQC within next 30 days. Attendees to be Miles, Bill St. Jean and Lorayne Bradshaw. Bill to reach out to 2 residents (B5A and B7) that have expressed interest in joining committee. Committee to review results of the season to date and to action meeting with RVCA for what is in store for the upcoming years. Lorayne pointed out that although we are having good water quality readings as compared to some lakes, we are not in a position to sit still. The big picture and upcoming years need to be addressed.

Rideau Lakes Tourist Campground Land Use Study.

Bill St. Jean presented amendments resulting from the Study, a summary of the Bylaws.

ACTION: All board members asked to refer to and review the Bylaw amendments on the Rideau Lakes Township Site: Bylaw 2022-62, 2022-63 and 2022-64

https://www.rideaulakes.ca/town-hall/resources/by-laws-policies/all-by-laws?category_ids=112

Review and Updating of BLPOA Bylaw #1 (constitution)

Pending update.

ACTION: Cathy MacDonald to have update completed by month end.

Adjournment:

Moved by Margo Finn and seconded by Alan MacDonald to adjourn meeting at 11:30am. Majority approved.