

Minutes of Moira Lake Property Association Meeting

Oct 17, 2024, 1:30PM -Madoc Municipal Building

In Attendance Board:

- Joe Kaehler jkaehler@hotmail.co.uk 613-827-8690
- Doug McCarthy drjmccarthy@gmail.com 647-801-1995
- Cid Palacio cid_palacio@yahoo.ca 416-763-8752
- Dianna Patch diannapatch@bell.net 613-473-0424 (L) 613-827-0700 (C)
- Anne Kaehler akaehler@royallege.ca 613-827-0907
- Kevin McLaughlin inhousetran@symplico.ca

In Attendance Guests

- Andy Sherwin (Web Master)- asherwin@sympatico.ca- Via Zoom
- Eric Sandford - ericsandford@centrehastings.com

Absent:

- James Borer jamesborer@gmail.com 613-363-3039
- Chuck Noble chuck.noble027@gmail.com 613-473-3088

1. **Meeting called to order by Diana Patch at around 1:40**
2. **Approval of Agenda - Motion** to approve the meeting agenda by Joe Kaehler, seconded by Doug McCarthy- Passed
3. **Approval of Previous Meeting Minutes (September 12, 2024)- Motion** to approve the minutes of the previous meeting by Doug McCarthy, seconded by Anne Kaehler- Passed
4. **Official Correspondence**-Confirmation of receipt of all previously circulated documents, including any updates to the agenda or action items. Confirmed with no changes
5. **Update on Articles of Incorporation and Bylaws**
 - Doug McCarthy/Andy Sherwin to provide articles of incorporation and bylaws to the board, as per the motion from the previous meeting. (by-laws attached).



MLPOA-Constitutional Amendments - F

- Discussion on the current organizational status and any outstanding government filings



MLPOA Corporate Status.docx

(James Borer to report).

In James absence, Doug has reported as per attached memo. Doug has been going through old records to establish names of directors. **ACTION: This critical item remains open for resolution by James and others.**

Doug McCarthy also advised that the association needs to file with the CRA financial statements for all the years it has been in operation. This remains an outstanding critical issue.



Profile_Report_EN-
MLPOA-Sep 2024 (1)

- Tabling of Corporate Profile Report by Doug McCarthy -

6. Treasurer's Report- this item was not reported on, due to Churck's absence.

Motion to add the following officers to the bank as additional signing officers (2 to sign), raised by Joe Kaehler and seconded by Doug McCarthy, Passed by the Board:

President – James Borer

Vice President- Diana Patch

Secretary- Cid Palacio

Treasurer – Chuck Noble

Past President- Joe Kaelher

It is understood that if above positions are replaced, whoever replaces them will become a signing officer in the future.

Action: Joe Kaelher to find out requirements from TD Bank to effect this change.

7. Lake Steward's Report



FOCA update.docx

- Update on FOCA membership status with FOCA by Doug McCarthy.

Further to information provided by Doug in email of Oct 9 (see insert), he was able to clarify that once the association signs up to FOCA it must include all members, ie we cannot start by paying for only 50 members.

The cost as advised in the email is \$150 plus \$5 for each member plus HST or around \$1350.00 annually.

Some members on the board concerned about this overall cost which represents almost 1/3 of our total incoming funds. Would we have sufficient members actively participating to make this worthwhile?

It was also noted that MLPOA was a member of FOCA a few years back and then cancelled due to not enough take up by its members.

The board is concerned about meeting its obligation to its members as this item was voted on at the 2023 AGM, however given the new board composition we feel the need to revisit this item to ensure that we are using funds wisely. It was decided that we would survey members for input prior to finalizing our membership with FOCA.

Action: Doug McCarthy to survey members for input on whether they would actually use FOCA, with a membership fee increase to \$25 to cover the \$5 cost per member, which is a considerable savings to each member when we factor that without the association being a member their annual cost to be a member of FOCA would run around \$40.

- Progress report on discussions with the MNR regarding fish restock- Doug McCarthy
 - In addition to the email update provided on Oct. 04, Doug reported that he is continuing discussions with the MNRF to try to persuade them to restock the lake. A draft research report has been written.

Action: Doug advised that he is getting further information on this issue.



Ice Safety &
Changes v1 (1).pdf

○ Discussion re sample 'Information Circular' by Doug McCarthy-
Doug suggested this as an example of what can be communicated to our membership on a more frequent basis. Target is to be sent out in December. Cid suggested we can also include items such as this through our social media.

Action: Doug to send circular about ICE by December

8. System Replacement Updates

- Doug McCarthy provided an update on system research and options to replace the current platform.



Notes From IT
Conference Call - Oct

○

Further to attached update, Doug has also been in contact with Art Dunham, who proposed a system with wide functionality, although a bit dated and only \$400 annually. **This issue remains open and is to be further assessed in conjunction our overall strategy.**

- Discussion of IT Principles, aligning system decisions with the overall strategic direction.



MLPOA IT
Architecture Process

Doug, proposed that we follow these principles when choosing our next system, which will be done in alignment with our overall strategy.

9. Strategic Planning & Communications Strategy- Not dealt with in James absense

- James Borer to present the framework for the upcoming Strategy Session (November 28, 2024).
- Pre-work, feedback collection process from members prior to the session.
- Communications strategy to be driven by the outcome of the strategic planning process.

Note/ACTION: Doug McCarthy had sent James a strategic framework that he will ask James if he can share with the board.

10. Operations Report by Anne Kaehler

- 15 new members for a total to date of 205 members
- Anne Kaehler also noted 2 zones poorly represented: Camp Lane and Quail Ridge

11. Beach Improvement Project Update

- Joe Kaehler advised that he has received and paid invoices totalling less than \$500 and expects overall cost to come in lower than the projected \$4,000.

12. Deloro Mine Clean Up – Eric Sandford who attended the meeting on Sept 26, 2024 provided highlights from this meeting which include:

- A brief overview was provided of the work completed to date including the construction of the containment cell, the removal and safe containment of 12,500 cubic metres of radioactive/metals/arsenic contaminated sediment and the current engineering work.

- Young's Creek 60% Engineering Design - The 60% complete engineering designs were discussed, including the remediation areas and depths north and south of highway 7. Contaminated sediment will be amended with Portland cement to dewater and strengthen the sediment and an engineered cover will be constructed over the completed landfill.
- Young's Creek Invasive Phragmites Management Program- It was discussed that invasive phragmites have moved into the Young's Creek wetland north and south of highway 7. The invasive phragmites are destroying turtle habitat and raising engineering challenges with the remediation plans for Young's Creek. It was discussed that the Invasive Phragmites Control Centre has been hired to implement a management plan for the site (north of highway 7), which includes treatment with approved herbicides.
- A question was asked about the safety of drinking water. It was noted that water intakes within 1km of the application area are reviewed as part of the permitting process. The permits needed for this work have been granted by the MECP and Federal Fisheries and Oceans Canada.



deloro clean up PLC
Minutes_Meeting 55

- Official Minutes from the meeting since received and inserted here.

13. New Business- No Additional Items/topics introduced

14. Action Item Review

- Review of outstanding action items from previous meetings and status updates:
 - Compile financial statements for fiscal 2023 (Chuck Noble/Cid Palacio).
 - 1. Cid has received information from Chuck for 2023 and expects to have a draft set of financial statements by Oct 31 to be shared with with board.
 - System replacement options (Doug McCarthy/James Borer/Andy Sherwin).-
Discussed at the meeting and ongoing.
 - Articles of incorporation and bylaws circulation (Andy Sherwin).
 - Short-term rental link on website (Andy Sherwin). **Link not available, item to be removed.**
 - Online constitution updates (Andy Sherwin). **Remains outstanding**

15. Adjournment

- **Motion** to adjourn the meeting by Cid Palacio and seconded by Doug McCarthy. Meeting adjourned at around 3pm.

Next Meeting Dates:

- **Strategy Session:** Thursday, November 28, 2024, 9:00 AM – 4:30 PM
- **Next Regular Board Meeting:** Date to be confirmed

Recap of Action items

Action Item	Assigned to
Update singing officers with TD Bank	Joe to invitigate requirements with Bank ASAP
Survey members relative to FOCA	Doug McCarthy
CRA Tax fillings including directors	James and Board
Share ICE bulletin with members	Doug McCarthy
Further FU on lake replenishment	Doug McCarthy
Share Strategic Framework with members	Doug/James
Systems Replacement	Doug/Andy after strategic session
Communications Strategy	Cid after strategic session
2023 Financial Statements	Cid by Oct 31
Update by laws online from 6-7 Officers	Andy