

# **Lac Malaga Community Association Inc.**

## **Minutes of the Annual General Assembly Held at the Fire Hall, North Road, Austin May 19, 2019 at 9:30 am**

### **1. Welcome and approval of the agenda**

The meeting started at 9:40 am with approximately 50 people present. The President, André Bergeron, called the meeting to order with a quorum of 34 voting members and eight proxies. David Tracy, Vice President, provided translation for the meeting.

As is the tradition at these meetings, Mr. Bergeron invited the council and all those present to introduce themselves.

The President asked if there were any modifications to the agenda. There were none noted, and the agenda was adopted as proposed .

### **2. Adoption of the minutes of the 2018 General Assembly**

Mr. Bergeron asked the members if there were any questions regarding the minutes of the 2018 General Assembly. As there were no changes, Mr. Jean Venne (57) proposed the approval of the minutes which was seconded by Ms. Marie-Hélène de la Chevrotière (40).

### **3. President's Report**

Mr. Bergeron deferred to the other Board members to present their respective reports and he shared several other subjects of concern for the association.

- **Malaga Council projects**

- **Mailboxes**

- A request was made to Canada Post for the replacement of the mailboxes because of their deterioration and stability as they were held up with some branches. As a strike seemed imminent, they simply repositioned the mailboxes on concrete slabs. We will continue pursue this file with them.

- **Entrance signs**

- Signs at the east and west entrances have been replaced. Mr. Bergeron thanked M. Tracy, the Vice President, for his time to replace the roof of the structure and new cedar shingles.

- **Association Email address**

- The Council now has an email to be used by members to communicate with the council and for any emergencies: [lac-malaga@outlook.com](mailto:lac-malaga@outlook.com)

### **- Website**

Mr. Bergeron brought up the question that was raised last year regarding the question of a website for the association. The council had expressed interest in this project, but had taken some time to reflect on it given limited resources on the board. Below are some of the results:

- The majority of other lake associations have a website.
- A few years ago, a minority of members had an email address. Today, the vast majority use electronic media.
- Many documents are not sent to members because they are very bulky. A website would make all information easily available (eg. RAPPEL reports) and in real time.

However:

- Volunteers would need to be involved in creating the content.
- There may be other associated expenses.

Mr. Bergeron asked members for their feedback:

-Ms. Zagrodny (127) suggests the possibility of a Facebook page. Mrs De la Chevrotière (40) replies that if it involves having a Facebook profile, this does not interest her.

-Ms. Beauduin (37) works in the field and explains that there are platforms that already exist and are easy to use. Mr. Jean Couture gives the example of Slack, which could meet our needs and objectives.

-Mr. Denault (137) is concerned about the confidentiality of personal information. Mr. Bergeron explains that no personal information will be shared on the site.

-Mr. Lussier (105) suggests the possibility of a site on the cloud with a password. Mr. Bergeron believes that this approach is suitable for a group as a family but not necessarily for an association.

-Mr Porowski (61) maintains that a website would contribute to community spirit and could become a forum for exchange.

-Mr. Carignan (143) believes that more needs to be done about the interest and purpose of such a site.

In conclusion, Mr. Bergeron suggests forming a committee to assess our needs and find the technical tools to meet our objectives. He will send by email to the members the results of this reflection and the resulting action plan. Mrs. Charlotte Beauduin (37) and Mrs. Ana Duque (159) offered to help the council. M. Bergeron will contact them to further this dossier.

### **- New snow removal contract**

Mr. Bergeron informed the members that the Municipality of Austin renewed the snow removal contract for public and private roads in 2018. The new snow removal contract is for a period of three years (with the possibility of a two-year extension) and resulted in a 38% increase in costs starting in 2018. A 3% annual increase is planned in the following years. The main reasons for the increase in costs are due to better equipment and a more generous spreading of abrasives.

He explained that the financial reserves of the association was able to absorb these increases last year and this year, but it is clear that the contract will have significant impact on the budget of the association and our fees.

## Questions

- Ms. Bruce (187) asked if the association could regulate Airbnb around the lake. Mr. Bergeron explained that this is a municipal regulation. According to him, the municipality is waiting for the provincial regulations to be presented before taking any action. He says there are only a few rentals around the lake.
- Mr. Carignan (143) mentions that if there are problems, people can complain to the municipality.

## 4. Environmental Report

Mr. Dumont, Environment Director, attended the meeting of the Lake Associations with the Mayor.

He underlined the good fortune we have at Malaga, as there are many lakes with serious problems, such as the proliferation of Eurasian Watermilfoil, increased sedimentation, amongst others. He explained that our lake is at the head of the watershed, our lake has limited external inputs. However he also pointed out that we need to be vigilant.

- **Water quality**

In general, the quality of the water is very good for swimming. The results from RAPPEL in 2018 indicated coliform levels between 2 and 15 ppm, which is excellent. Potential sources of contamination are mainly from septic tanks and septic fields. He informed members of the new municipal regulations recently adopted concerning septic tanks and the inspections of some 200 installations that will begin this summer.

- **RAPPEL study of sediments and inventory of aquatic plants**

Mr. Dumont informed the members of the inventory of aquatic plants and the characterization of lake sediments that RAPPEL carried out at a cost of \$ 5,096. The association received a grant of \$3000 from the municipality's Green Fund to carry out this study.

The good news, he underlined, is that the lake does not contain invasive aquatic plants such as Eurasian watermilfoil. This plant, which has invaded several lakes in the region, is very difficult to eradicate. Its eradication is very expensive for the owners and its presence can possibly influence the value of the properties.

Mr. Dumont reminded all of the importance of washing any boat brought from other lakes before using it on the lake. Mr. Carignan (143) raised the case of the four owners of North Road who have access to the lake and can access it with a boat. Mr. Dumont will follow up.

The board purchased four signs (two for the east entrance and two for the west entrance) indicating the need to wash any boat arriving at the lake as well as the mandatory collection of dog droppings.

As for the sediments, Mr. Dumont explained that there are four small creeks on the east side of the lake that bring sediment into the lake. Two of them exceed sediment quantity standards. The board will evaluate the measures to correct the problem.

- **Shoreline Protection**

Mr. Dumont underlined the importance of respecting the shoreline, which is 10 to 15 meters depending on the slope. He explained that we must not intervene in the shoreline area which serves as a natural

filter. It is not permitted to cut down trees and all shoreline intervention must be minimized. He pointed out that the municipality offers free plants to revitalize the shoreline.

#### **Questions:**

-Ms. Beauduin (37) asked if the association has a regulation for docks. Mr. Martineau (35) mentioned that there is a municipal regulation on the maximum length and width for docks. A permit is required from the municipality.

-Mr. Denault (137) mentioned that there are more aquatic plants than when he arrived 28 years ago. He described a long-stemmed, broadleaf plant found in some areas of the lake. Mrs. Bergeron recognized this plant as a broad-leaved pondweed. Mr. Dumont explained that it is not an invasive plant and that changes in the lake are partly the result of an increased human presence.

- **Report from Mr. Graham Weeks on Austin's Big Clean-up and Composting**

#### **Austin's Big Clean-up**

The annual clean up held on May 11th attracted a record number of volunteers. The coordinator, Mr. Réal Dextradeur, reported that the amount of waste collected had decreased significantly. This was despite the fact that more areas, and even new ditches were being cleaned up. Mr. Weeks mentioned that perhaps the message about waste is being taken more seriously.

#### **Composting and recycling**

Mr. Weeks discussed the history of composting and its rationale as there will be extremely limited access to landfills as of 2020. Currently, 70% of homeowners are in compliance. Unfortunately, with the appearance of the brown bins in 2014, many have stopped composting on site and now put all organic waste in the brown bins.

He explained that our bins will be inspected by two eco-advisers this summer. They will provide a list of what to put in the bins as people are mixing everything in their bins with the result being that all materials end up in landfill. Members can check out Austin's "*Good Riddance Guide*" or get it for free by calling 819-843-2388.

#### **Glass recycling**

Currently, glass is placed in the blue bins. Mr. Weeks pointed out that glass containers are often broken during transportation, making them non-recyclable. Eastman has decided to manage this differently. They have made a container available for citizens at Exit 106. At the moment, Eastman has no objection to neighboring citizens depositing their clean, uncovered glass containers.

### **5. Roadway Report**

Mr. Bergeron explained that last year, Mr. François Garneau, Road Director, announced that he would not renew his mandate. However, since we did not have a replacement, he agreed to remain in office to continue to support the services of Mr. René Lacasse in supervising the planned roadwork.

The experience was conclusive. Mr. Lacasse did his job very well and his services allowed us to complete more work than in the past. He is very pro-active and available.

Mr. Garneau could not be here today. Mr. Bergeron and the council thank him for his excellent service.

- **Road maintenance in 2018**

Mr. Bergeron explained that the amount of crushed stone used on the roadway went from 180 tons in 2017 to 324 tons last year.

For the first time in several years, Mr. Lacasse cleaned and cleared brush and branches on the sides of the road. With the additional forest growth, both sides of the road had to be cleaned to allow trucks to pass. Many trees fell during the winter storms and also had to be removed.

- **Branch pickup & chipping**

The first shredding of branches was done in late May and a second shredding in the late summer, given the accumulation of branches during the summer. This service is very popular (about 45 owners) and therefore corresponds to a real need. This year, shredding of branches will begin on May 27th.

- **Road maintenance – Spring 2019**

Mr. Bergeron noted the deterioration of the road this spring. Due to the late thaw and rain, the work to patch the holes has been delayed. The technique of removing the water (blowing) from holes before filling them is longer and more costly.

Planning for the next year has not been completed yet, but based on our experience last year, the quantity of gravel for reloading the roadway should be similar. The planning will be done in the coming weeks with the new Road Director, Marcel Martineau (35), who is a civil engineer.

**Questions:**

- Mr. Morawski (161) asked when the grader will pass. Mr. Bergeron explained that the grader will be able to pass only when the road has thawed and is dry.
- Mr. Giroux (117) has seen elsewhere that a whitish material has been used to harden the surface of the road and thus reduce potholes. Could this process be used on our road? Mr. Martineau, the new Road Director, explained that the product is calcium chloride and that it should not be used around a lake.
- Mr. Weeks (155) reiterates the municipality's promise to repair North Road to the 112. He explained that the municipality is waiting for the Transport Québec grant.
- Mr. Crevier (127) raised a point regarding the unsatisfactory snow removal last winter. Mr. Bergeron plans to meet the contractor on this subject.
- Mr. Weeks (155) mentioned that there were three power interruptions last winter. He explained that Hydro Quebec has not done maintenance along the road for a long time. Mr. Bergeron met Hydro Quebec a few years ago on this subject, unfortunately with no great results. He will talk to a retired member of Hydro to investigate other opinions.
- Ms. Beauduin (37) asks why we cannot change contractors. Mr. Bergeron explains that when our former contractor ceased operations and no one else responded to our call for tenders, the council turned to the municipality for assistance. From then on, our association joined the municipal tender process. Once the contract is awarded, the association deals directly with the contractor. This solution is interesting for the association because contractors are not interested in bidding for a three-kilometer road.

## 6. Financial Report

Mr. Arcand presented the financial report. (See attachment).

The fiscal year of 2018-2019 resulted in a deficit of \$ 9,249.39. This deficit is mainly due to the higher cost of snow removal which was \$5260 more than the previous year, as well as the cost of maintaining the road (\$4041 more).

Mr. Bergeron mentioned that the additional costs for snow removal are recurrent and that it will be difficult to reduce the cost of maintaining the road, given the ever-increasing traffic flow.

The budget presented by Mr. Arcand for 2019-2020 results in a deficit of \$ 6,986.96, since the association will not have to pay the approximately \$2000 paid to RAPPEL for the study of aquatic plants and sedimentation.

In order to eliminate the annual deficit of some \$7000 expected for the next few years, an increase in contributions of at least \$80 per property will be required.

### Questions:

- Mr Porowski (61) asked for the reasons behind the 40% increase. Mr. Bergeron mentioned that, in his call for tenders, the municipality had increased its requirements in order to offer a better service to the population (better equipment, more spreading of abrasives, etc.). Lac des Sittelles owners pay \$484 for the maintenance of the roads.
- Ms. Zagrodny (127) asks how many properties are around the lake. Mr. Bergeron responded that the budget estimates are based on 87 properties. To return to a balanced budget, an increase of \$80 per property is therefore required ( $80 \times 87 = \$ 6,960$ ), leaving a reserve fund of \$16,000.
- In response to a question from Mr. Morawski (161), Mr. Bergeron explained that only one company responded to the municipality's call for tenders. The options of the association are therefore very limited.

Some stakeholders expressed concern about our reserve fund, because an increase of \$80 would only eliminate the deficit. Following discussions about the amount of the increase, Mr. Crevier (127) proposed an increase of \$100 that would not only restore the budget to balance but also rebuild the reserve fund.

The proposal by Mr Crevier (127) and seconded by Mrs Ana Duque (159) reads as follows:

### Resolution R19-36

In consideration of increased costs for snow removal and maintenance of the roadway, it is proposed to increase the annual dues from \$295 to \$395 for properties with dwellings, for the year 2020-2021. The annual dues for vacant lots will remain at \$60.

The resolution was adopted with a majority. Four members voted against the resolution.

## **7. Election of the Board of Directors**

With the departure of Mr. Garneau, Mr. Bergeron informed the association that Mr. Marcel Martineau (35) offered to fill the position of Road Director. The other five current members have agreed to serve on the Council for another year. Mr. Bergeron asked for the vote. Mrs. Francine Gaudreault (163) moved the election of the Council, seconded by Mr. Glenn Hewus (77). The proposal was adopted unanimously.

Board of Directors 2019-2020:

André Bergeron (9), President	David Tracy (87), Vice President
Marcel Arcand (109), Treasurer	Jean-Charles Dumont (165), Environment Director
Louise Bergeron (9), Secretary	Marcel Martineau (35) Road Director

## **8. Varia**

- Mr. Carignan (143) described the storm on the night of March 23-24 and the resulting electrical failure that occurred in front of his house. He had to call 911 because there was a fire in the overhead wires. Firefighters could not get there quickly because of the large amount of snow and fallen trees on North Road. He tried to call board members who were absent. For future emergencies, he proposed a list of cellular telephone numbers in case of emergency. Mr. Crevier (127) suggested that this list contain permanent resident numbers.
- Mrs. Bruce (187) asked if it was possible to put a trailer on her property at the back of her property. Mr. Bergeron explained that the by-law is municipal and therefore she must contact the municipality.
- Mrs. Julien (99) still offers lake residents the use of their floating dock located at south of the lake. She does underline that young children must be monitored when using it.
- Mr. Zuchorsky (171) explains that people cut numerous mature trees on his property at the back of his property during the month of October. These people probably used a 4-wheeler to remove the wood. Mr. Bergeron asks everyone to be vigilant.

## **9. Adjournment**

Mr. Pierre Denault (137) proposed the adjournment of the meeting, seconded by Ms. Vivian Bruce (187). The meeting ended at 12:15 PM.

André Bergeron, President

Louise Bergeron, Secretary

## Rapport financier / Financial report 2018-2019

	2015-2016	2016-2017	2017-2018	2018-2019	Budget 19-20
Cotisations /Dues	\$26340.00	\$27885.00	\$27560.00	\$28095.00	\$28500.00
Austin	\$555.98	\$0.00	\$0.00	\$3000.85	\$0
Intérêts/Interests	\$169.40	\$245.52	\$115.55	\$126.67	\$130.00
Recettes/Revenues	\$27065.38	\$28130.52	\$27675.55	\$31222.52	28630.00

Neige/Snow	\$13641.78	\$13969.46	\$13969.46	<u>\$19229.57</u>	\$19 806.46
Chemin/Road	\$10018.65	\$9681.33	\$10542.28	<u>\$14584.03</u>	\$14500.00
Assurances/ Insurance	\$230.39	\$246.74	\$208.37	\$219.49	\$225.00
Eau/Water tests	\$901.98	\$0.00	\$0.00	<u>\$5096.51</u>	\$250.00
Cotisation / Membership	225.00	\$70.00	\$110.00	\$25.00	\$25.00
Frais de gestion/ Administration	\$915.41	\$716.38	\$617.40	<u>\$1306.95</u>	\$800.00
Taxes	\$9.67	\$9.84	\$10.09	\$10.36	\$10.50
Déboursés/ Disbursements	\$25942.88	\$24693.75	\$25457.60	<u>\$40471.91</u>	\$35616.96

Surplus/Déficit	+\$1122.50	+\$3436.77	+\$2217.95	-\$9249.39	-\$6986.96
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Solde/Balance 30/04/2019	\$26741.56	\$30178.33	\$32396.28	\$23146.89	\$16159.93
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2016

2017

2018

2019

Marcel Arcand trésorier Mai 2019