



Malaga Lake Community Association Inc.

Minutes of the Annual General Assembly Held in the Austin Community Centre Saturday May 31, 2025, at 9:00 am

(Version not adopted in general assembly)

1. Welcome and approval of the agenda

The meeting started at 9:10 a.m. The president, Claude Desrosiers, called the meeting to order with approximately 50 people present, noting that quorum was attained with 34 voting members and 5 proxies.

He welcomed everyone and invited all who were members for more than 5 years to introduce themselves.

Mr. Desrosiers asked if there are any modifications to the agenda. As no items were added or changed, the agenda was adopted as proposed by Mr. Patrice Crevier (127) and seconded by Mr. Glen Hewus (77).

2. Adoption of the minutes of the 2024 General Assembly

Mr. Desrosiers asked if there were any changes or corrections to be made to the minutes of the 2024 general meeting. No changes were requested. The adoption of the minutes was moved by Mr. Glen Hewus (77) and seconded by Ms. Louise Bergeron (9).

3. President's Report

Mr. Desrosiers introduced the members of the 2024-2025 Board of Directors:

- Claude Desrosiers, President
- David Tracy, Vice-President
- Linda Crevier, Treasurer
- Diane Séguin, Secretary
- Marcel Martineau, Road Director
- Anne Boissonneault, Environment & Communications Director

Mr. Desrosiers explained that the Board has decided to proceed differently this year for the Annual Assembly. All the information discussed in the meeting can be found in a PowerPoint presentation projected throughout the meeting. This document is attached in the appendix.

Mr. Desrosiers listed the subjects that are part of the association's mandate:

- Protect the lake and its environment
- Maintain the road
- Defend the interests of association members
- Create synergy in the community (2025)
- Meet the community's new expectations (2025)

- **Achievements - 2024 Action Plan**

Mr. Desrosiers listed the various actions carried out in 2024 (2024 action plan). These items will be detailed by those responsible for each of the sections.

- **Member involvement**

Mr. Desrosiers underlined the ongoing work carried out by both Board members and volunteers involved in the various sub-groups.

- **Finances**

Mr. Desrosiers mentioned the increase in the reserve fund initiated in 2024, following concerns expressed by members at the 2024 annual meeting. The actions the Board proposes to take will be explained under item 7.

- **2025 action plan**

Mr. Desrosiers listed the various action items the Board plans to carry out in 2025:

- Review of the association's by-laws and statutes
- Reassess the association's insurance
- Quebec Law 25 on the protection of personal information
- Eco-responsible commitment policy
- Project for use of land at 28 chemin du lac Malaga (Fondation LacS)
- Study of implementation and budget for work on ditches, culverts and streams
- Modernization of data software management system (Access)
- Increase volunteering amongst members
- Plan environmental educational workshops
- Study of possibilities for increasing sources of revenue
- Participation in Fleurons du Québec
- Create an electronic map of the Malaga Road

4. Environment

Mr. Martineau presented regarding a few environmental issues at Malaga Lake.

- **State of the lake - Analysis carried out by RAPPEL in 2024**

In 2024, RAPPEL carried out analyses of the quality for swimming as well as in the lake pit (deepest part of the lake). Results at the lake pit are similar to those of previous years. Based on these analyses, the lake is characterized as oligo-mesotrophic. Water quality for swimming was tested on 3 occasions (June, July and August) and is considered excellent.

- **Achievements of the Environment Committee in 2024:**

- Transparency measurement
- Application to the Green Fund for the lake portrait study
- Participation in various environmental meetings:
 - RALMA
 - RAPPEL - water symposium
- Gril: water in all its forms
- CCE: climate focused

- Residents' meetings (42 visited out of 89) by committee volunteers. Topics discussed:
 - Protection of the shoreline
 - Rules of conduct for boating 7/7/7
 - Handing out of placards: "Have you washed your boat?"
- **List of organizations to which we belong:**
 - COGESAF (Conseil de la gouvernance de l'eau des bassins versants de la rivière st-François)
 - CREE (Conseil régional de l'environnement de l'Estrie)
 - FQDLC (Fédération Québécoise de la défense des lacs et cours d'eau)
 - MCI (Memphrémagog conservation)

Volunteer member Normand Bruneau explained his role as the "Lake Sentinel". His two main tasks are:

- Taking water transparency readings and reporting them to the RSVL
- Making observations to detect anomalies on the lake and reporting them to COGESAF
- **Shoreline protection**
 - In 2024, the municipality of Austin carried out a shoreline characterization
 - 82 Lac Malaga shorelines were inspected
 - 66% are compliant (54)
 - 15% require minor corrective action (12)
 - 19% are non-compliant
 - In summer 2025, the municipality will carry out inspections of non-compliant shorelines.
- **Malaga Lake Portrait - Expert Study on overall health**

Mr. Martineau explained that the municipality of Austin has accepted our request for a grant to carry out a study in 2025 in order to obtain a portrait of the lake's health and better understand the factors that may influence it. RAPPEL has been mandated to carry out the assessment.

- **2025 Action Plan - Environment Committee**
 - Visit to residents
 - Workshops - Seminars
 - Loon observation

Questions/Comments:

1. Mr. Michel Julien (99) asked about washing of boats.
 - a. Mr. Martineau replied that all boats coming from outside must be washed before being launched. This is not necessary for boats that are not moved and are already on the lake. It is strongly suggested that visitors use the boats already on site. If necessary, don't hesitate to borrow boats from neighbors.
2. Mr. John Burn (197) asks how deep the lake is
 - a. Approximately 9 metres (30 feet)
3. Mr. Tony Porowski (61) asks if there are any invasive plants in the lake
 - a. No, there are native plants but no invasive plants

4. Mr. Michel Julien (99) expresses concern that people from the road may access the lake
 - a. Mr. Martineau mentions that we could possibly identify boats belonging to members
5. Mr. Mariusz Suchorski (171) asks what the conforming width is for opening a passage in the riparian strip
 - a. The answer is 5 meters diagonally
6. Mr. Tony Porowski (61) asked for information about non-compliant septic tanks and the impact on water quality
 - a. Mr. Martineau replied that the municipality sends notices to all owners with septic tanks over 35 years old. These owners must provide an expert opinion demonstrating the conformity of their installation. The municipality refuses to divulge information to the public concerning whether they are non-conforming.
7. Mr. Michel Julien (99) mentions that he had to cut down a tree at the water's edge and wonders if he has to remove the stump
 - a. Mr. Martineau replies that it is compulsory to leave the stump to help control erosion and to comply with municipal regulations
8. Mr. Michel Julien (99) mentions that aquatic plants have become more numerous over the years and asks how to slow down the spread
 - a. Mr. Martineau replies that the plant life is denser. The causes are water temperature, sediment accumulation, etc. He stresses the importance of correcting the situation. He stresses the importance of correcting non-compliant shoreline areas. It is forbidden to remove sediment from the lake

5. Communications

Mr. Desrosiers listed the various actions carried out in 2024 and early 2025. In particular, he shared about the monthly e-newsletter, the launch of a private electronic bulletin board (Facebook) and the launch of the chat/training project.

Ms. Claudine Archambault, administrator of the private electronic bulletin board, explained the general outlines of the use and participation.

6. Roadway and public works

Mr. Martineau listed the work carried out on the road in 2024:

- Filling of potholes (April) (team of 3 volunteers)
- Placing 4 loads of crushed stone on the east side (May)
- Shredding of branches in June by the public works volunteer team (June)
- Placing 8 load of crushed stone on the road (September)
- Levelling and compacting of the road (May and September)
- Cutting common reed (July) (team of 4 volunteers)
- Removing leaves and brush from the roadside (Fall) (1 volunteer)
- Purchase of one load of crushed stone for potholes
- Addition of ten 30 Km/h limit signs (November) (4 volunteers)
- Lowering of snowbanks (2 times) at east entrance (Winter 2025)

M. Martineau announced the appointment of Mr. Philippe Lussier to the position of Public Works Team Leader. Mr. Lussier introduced himself and explained his role.

Questions/Comments:

1. Mr. John Burn (197) mentioned that despite the installation of signs, some people continue to drive faster than the posted limit
 - a. Mr. Desrosiers mentions that a speed monitor costs between \$3,000 and \$6,000. He also mentions that the Association can't enforce speeds, nor can the municipality, because it's a private road. Members can however raise awareness on the road. Speed bumps are possible, but there are restrictions.
2. A member asks if the association is adequately insured in case of injury (presence of bicycles, pedestrians)
 - a. Coverage will be reviewed in the fall 2025. However, we are covered insurance presently

Ms. Anne-Marie Williams (59) suggests installing "at your own risk" signs for people using the road

3. Mr. Alain Noreau (179) asks what the procedure is for reporting the lack of maintenance of mailboxes
 - a. Mr. Martineau replies that mailbox maintenance is the responsibility of Canada Post
4. Mr. Yvon Morin (75) asks what the procedure is for reporting the lack of maintenance of mailboxes. Yvon Morin (75) also asks if, in the 2025 action plan, the association plans to cut down trees that could fall on the wires and cause power outages
 - a. Mr. Martineau replies that this is provided for in the action plan, but that we need to approach the municipality to notify them
5. Mr. John Burn (197) suggests adding soil to the potholes on the roadway
 - a. Mr. Martineau replies that this is not a good idea, as it interferes with drainage

7. Finances

Ms. Crevier explained that budget funds are categorized as follows:

Annual budget = Working capital: all amounts paid in advance for regular common expenses.

Reserve Fund: is intended to cover exceptional expenses and to maintain a reserve fund equivalent to 50% of annual dues.

Special Contribution Fund: to cover the payment of expenses in excess of annual dues (e.g. Lake Portrait Study).

Ms. Crevier then presented the financial statement ending April 30, 2025. (See attached Financial Report).

The 2024-2025 fiscal year ended with a small surplus of \$3,428. This surplus is due to the fact that some road maintenance work was carried out by the team of volunteers.

Ms. Crevier explained that the surplus will be transferred to the reserve fund in order to obtain the equivalent of 50% of the annual dues (as described above in the definitions).

Ms. Crevier noted that 90% of dues are allocated to road maintenance.

For fiscal 2025-2026, we anticipate a surplus of \$2,344. (See attached Financial Report).

In order to maintain sound management of the working capital and reserve fund, the Board recommends the adoption of the following resolutions:

Resolution 25-42

Considering the increase in the cost of living as measured by the Consumer Price Index (CPI) and in order to rebuild the Association's reserve fund, it is resolved to increase the annual dues to \$655 for dwellings, effective 2026-2027. Be it further resolved to increase the annual fee to \$80 for vacant lots, effective 2026-2027.

The resolution was proposed by Ms. Linda Crevier (127) and seconded by Mr. Michel Julien (99). Adopted by a majority vote (1 single vote against).

Resolution 25-43

Considering the need to carry out major work on the road, it is resolved, starting in 2026-2027, to add a special assessment of \$30 to be paid by each member owning property bordering the roadway.

The resolution was proposed by Ms. Linda Crevier (127) and seconded by Mr. Tony Porowski (61). Adopted by a majority vote (1 single vote against).

Questions/Comments:

1. Mr. Mariusz Suchorski (171) mentioned that he would like a printed copy of the budget to be available at the AGA
2. Mr. Glenn Hewus (77) asks if there is any active litigation against the association
 - a. The answer is no
3. Ms. Claudine Archambault asks why we are maintaining the amount of \$19,000 for road maintenance when the cost was \$15,000 in 2024
 - a. Ms. Crevier replies that it is thanks to the work of volunteers that we have saved in 2024. However, it is important to maintain the \$19,000 to carry out as many projects as possible, with the help of volunteers

8. Election of Board of Directors

Mr. Desrosiers informed the members that there is one vacancy this year. Ms. Boissonneault is stepping down from her position on the Board.

The other five current Board members have agreed to serve for another year.

Ms. Diane Séguin (151) proposed that Ms. Claudine Archambault (113) join the Board for the coming year, seconded by Ms. Anne Boissonneault (35).

Mr. Jean Venne (57) moved the election of the Board, seconded by Mr. Yvon Morin (75). The motion was carried unanimously.

The 2025-2026 Board of Directors:

- Claudine Archambault (113)
- Linda Crevier (127)
- Claude Desrosiers (51)
- Marcel Martineau (35)
- Diane Séguin (151)
- David Tracy (87)

9. Adjournment

Ms. Anne Boissonneault (35) moved that the meeting be adjourned, seconded by Mr. Jean Couture (32). The meeting ended at 12:15 p.m.

Claude Desrosiers, President

Diane Séguin, Secretary