



**Annual General meeting**  
Saturday July 6, 2019  
Dwight Community Centre, Dwight

1. **Call to Order** – Mary Ann Peden

Mary Ann Peden, President of the Association, called the meeting to order at 9:40 a.m.

Ms Peden welcomed everyone to the meeting and declared that with the consent of the meeting she would act as Chair of Meeting and would ask Lili Davis-Burchat, Secretary of the Association, to act as Secretary of the Meeting.

2. **Notice and Quorum** – Mary Ann Peden

Ms Peden noted that Ms Davis-Burchat, meeting secretary, advised her that Notice of this Meeting was included at page 53 of the Association's 2019 Yearbook which was mailed to all members on or about May 29, 2019. As such Notice of this Meeting was sent to all members as required by our By-Laws.

Ms Davis-Burchat also advised her that a quorum of members required to conduct the business of this meeting as required by our By-Laws was present. As such, Ms Peden declared the meeting duly constituted for the conduct of the business for the meeting as set out in the Agenda that had been distributed.

3. **Introductions** – Mary Ann Peden

Ms Peden introduced herself, the other members of the Board of Directors of the Association and others attending the meeting.

**Board of Directors of the Lake of Bays Association**

Ian Beverley – Past President

Pat Birnie – Safety committee chair (absent with regrets)

Wendy Gibson – Vice President and Communications Committee chair

Fraser Govan – Planning committee chair

Caroline Konarzewski – Environment committee Chair

Kathy Ogryzlo – Treasurer

Linda Robinson – Membership committee chair

Ian White – Volunteer Relations and Nominations committee chair

Gloria Woodside – External Affairs committee chair

Andy Barnett

Bob Breithaupt

Jane Dupéré

Don Macintosh

Marcia Watt (absent with regrets)

**Administrative Support**

Beverley Govan – Administrative Assistant

Lili Davis-Burchat – Executive Coordinator

Bryan Dearsley – Yearbook advertising manager (absent with regrets)

### **Political Representatives**

Township of Lake of Bays:  
Mayor Terry Glover  
Councillor Jacquie Godard  
Councillor Mike Peppard  
Councillor Nancy Tapley

### **Guests**

Staff Sergeant John Graham, OPP Detachment Commander  
Tracey Rast, President Lake Vernon Association  
George Daniels, Past-President of LOBA

### **Speakers**

Geoff Ross, Vice Chair of the Muskoka Watershed Council  
Cathy Fairbairn, CEO and Librarian, Lake of Bays Township libraries  
Caroline Konarzewski, LOBA Director  
Ian White, LOBA Director

### **Exhibitors**

John Aben from Aben Team, Muskoka Real Estate  
Audrey Van Petegam from ASH Muskoka  
Catherine Clail from Aspen Valley Wildlife Sanctuary  
Elissa Boughen and Susan Brown from Chestnut Park Real Estate  
Gord Henderson from Dorset Heritage Museum  
Scott Jackson from Forests Ontario  
Caroline Konarzewski from the LOBA Invasive Species team  
Cathy Fairbairn from Lake of Bays Township Public Libraries  
Geoff Ross of the Muskoka Watershed Council  
Karen Piovaty of Oxtongue Craft Cabin Gallery  
David Woodside of Woodsides Real Estate Group

#### **4. Adoption of the Minutes – Mary Ann Peden**

Ms Peden noted that the first item of business was the adoption of the minutes of the last Annual Meeting of the Members which was held on Saturday July 7, 2018.

**Motion: Be it resolved that the Minutes of the Annual Meeting of the Members of the Lake of Bays Association held on Saturday July 7 2018 be adopted.**

MOVED BY: Margaret Casey; SECONDED BY: Don Macintosh

There was no discussion on the motion.

The motion was CARRIED.

#### **5. Presentation of the Auditor's Report and Financials – Kathy Ogryzlo**

Ms Peden noted that the next item of business was presentation of the Financial Statements. The Financial Statements of the Association for the financial year ended October 31, 2018, together with the Auditor's Report thereon were contained in the Yearbook of the Association, which was mailed to all members with the Notice of this Meeting. She asked Kathy Ogryzlo, Treasurer of the Association to present the Financial Statement and Auditor's report.

Ms Ogryzlo made the following remarks:

*I am your treasurer and Chair of the Finance committee. Supporting me and overseeing my official duties is Bev, our Administrative Assistant: she does all our banking and invoicing and*

*bookkeeping, Lili, our Executive Coordinator, keeper of records and she acts as a second reviewer of our monthly statements, given her intimate knowledge of our monthly activities, and Fraser, who, among other things, assists us with the maintenance of our data base and technical issues. I wish to thank these people in particular for their assistance this past year.*

*I also want to pay tribute to the great group of hard working and passionate people you have on this Board, other committee members and volunteers who help to run this association. I am truly impressed by these people and the commitment they have in your interests.*

*This takes me to our financial report, which shows what they have been doing for you this past year.*

*You have all had access to our financial statements as they are published in the 2019 Yearbook, so I am not going to go through all the numbers, but I would like to highlight some important features.*

*Prior to the beginning of each year, your Executive and Committee members prepare a budget that is approved by the Board, setting revenue and expense projections to provide us with guidance and give us a benchmark against which we, and you, can evaluate our performance. Throughout the year we review this budget as our activities become clearer, to ensure we have a balanced budget at yearend. And to that end, we were successful. The annual audit is to ensure that all involved have acted appropriately and the numbers are accurate. The audit report that is provided with these statements is a standard qualified opinion for not-for-profit organizations, since completeness of donations and membership cannot be verified due to the nature of our business.*

*The resources we have to work with come primarily from two sources: membership fees and advertising. Membership remained on par with 2017 with almost 1200 members. That is about 60% of the lake properties. We continually strive to increase this through the efforts of our team of Area Stewards knocking on doors and telling lake residents about all the work we do for this community. Our advertising revenue was up over 2017 due to advertising space that was created in the Current Connection issues last year. Interest comes from our management of working capital and investments and we benefitted from slightly higher interest rates on those investments this past year. We received a grant from the Federation of Ontario Cottagers Associations for our invasive species signage.*

*So, last year we had \$134,000 of revenue, to work with. What did we do and how did we spend it? I will explain what our major expenses were.*

- 1. Clearly, the largest cost is the yearbook – again, it is a tremendous resource Expenses include publishing costs, advertising commissions, postage and mailing*
- 2. Contracted services pays for our Executive Coordinator and our Administrative Assistant. Board approved contract increases were implemented beginning November 2017.*
- 3. Newsletter and Membership services, includes the cost of the Current Connection, maintaining our membership data base and the AGM*
- 4. General administration is the cost of operating our office & equipment, bank service charges, insurance, meeting travel and postage.*
- 5. Environment is primarily the cost of our water testing program and the development of that database.*

6. *Professional fees are the cost of the audit of our financial statements by BDO Canada. In response to a question that was raised last year about audit fees, we have a 3-year commitment from BDO to keep these fees fixed.*

*So, revenues exceeded expenses by a small margin which is in accordance with what we are, a not-for-profit association, and that has added to our accumulated surplus.*

*Another aspect of our structure is that we have two pots of money: the Operating fund, which I have just reviewed with you and the Action fund. The Action fund was created to provide funds for specific special projects relevant to the lake. It is intended to cover costs such as legal and consulting fees, preparing briefs and representations associated with development plans, environment, water and air quality issues and government restructuring.*

*It's very apparent that the membership is interested in maintaining the unique nature of our lake as you continue to donate funds to cover the costs the Board deems necessary to do so. This year, funds were used to support the Dorset Health Hub, the LOB Heritage Foundation, the Andrew Daniels Fish Stewardship and the LOB Township Library expansion. Planning and Consulting fees were for the Langmaids' Island development proposal. This is a 50% share of total costs that we share with the Heritage Foundation.*

*The fund continues to grow with a healthy accumulated surplus of just under \$200,000. Again, we would like to thank the membership for their continued support of donations to the Action fund. We continue to be involved with developments around the lake which you have and will continue to hear about in LOBA News Flashes and the Current Connection*

*That brings us to the statement of Financial Position.*

*At this past October 31<sup>st</sup> year end, we had cash and investments of \$346,000, \$12,000 off of the prior year.*

*Accounts payable and Accrued liabilities related to current operating expenses, the audit fee and donations collected on behalf of the LBHF and the Regatta. Deferred revenue is early membership renewal.*

*In short, we continue to maintain a healthy accumulated surplus.*

*And that, Madame Chairman, is my financial report.*

Ms Ogryzlo moved adoption of the following motion:

**Motion: Be it resolved that the financial statements of the association for the financial year ended October 31, 2018 together with the auditor's report thereon are hereby approved.**

SECONDED BY: Simon Miles.

#### DISCUSSION

Doug Ward asked if only just over 50% of owners are members does this mean that many cottages are being bought as AirBnBs? Is this a trend in the area? Ms Ogryzlo responded that LOBA is aware of this concern and monitoring it. The Association asks Area Stewards to note if a property appears to be a rental only.

Charles Deacon asked what initiatives there are to encourage past members to return to the Association. Ms Ogryzlo and Ms Peden responded that we always reach out to past members and the Area Stewards try to visit past members in person.

There was no further discussion.  
The motion was CARRIED.

6. **Appointment of Auditors and Remuneration** – Kathy Ogryzlo

Ms Ogryzlo moved adoption of the following resolution:

**Motion: Be it resolved that BDO, Chartered Accountants, are hereby appointed the Auditors of the Association to hold office until the close of the next Annual Meeting of the Members, and the Directors of the Association are hereby authorized to fix the remuneration of the Auditors.**

SECONDED BY: Margaret Ann Baker

There was no discussion on the motion.

The motion was CARRIED.

7. **President's Remarks** – Mary Ann Peden

Ms Peden addressed the members with the following remarks:

*Good morning and welcome to the Lake of Bays Association (LOBA) 2019 AGM. I am just completing my first year as president and it has been a busy one. Last summer we were preparing for the municipal election in October. After hosting two all candidates' meetings and informing our membership about the candidates and the election process, we welcomed the entire newly elected Lake of Bays Township council to our winter board meeting. We will continue to work collaboratively with both LOB council and Town of Huntsville council as we address mutual concerns and upcoming challenges. LOBA was also proud to support our local volunteer Firefighters, the Muskoka Watershed Council, the Lake of Bays Heritage Foundation, the Andrew Daniels Fish Stewardship Foundation, our local hospitals and the Dorset Health Hub and the Dwight Library.*

*Development activities at Lake of Bays continue to be a priority for LOBA. As you likely know from Newsflash updates, the Langmaid's Island Corporation filed three appeals to the Local Planning Appeals Tribunal (LPAT) on the basis that no decision on their development proposal had been reached by the respective approval authorities, which are the Township of Lake of Bays, the Town of Huntsville and the District of Muskoka, within the time limit mandated by the planning act. A Case Management Conference is scheduled for Tuesday July 23rd at 10:30 am in the Township of Lake of Bays council chambers in Dwight. This is an administrative meeting where the presiding LPAT member will decide what the key issues are, who will be participating in the appeal and to set a date and duration for a hearing. LOBA and the Lake of Bays Heritage Foundation have jointly requested party status in this appeal and will be represented at the meeting by the law firm Elston Watts. The meeting is open to the public to observe and we encourage those who have an interest in the appeal process for this proposed development to attend. Members of LOBA's board will be there and we will be reporting the details to our membership in a follow-up Newsflash. We intend to strongly defend the Official Plan policies that protect this designated natural heritage area and advocate for responsible land use planning that is consistent with the character of the surrounding community. LOBA also continues to monitor the status of the development taking place on Fairview Island which is also in the midst of an LPAT appeal. I want to thank all those generous donors to our Action Fund that support endeavours such as these.*

*During the winter months, LOBA provided input as the Town of Huntsville completed their review of their Official Plan. It is reassuring to see that the OP has aligned itself more closely with the Lake of Bays Official Plan. The LOB Township proposed their 2019 budget and the LOBA External Affairs committee expressed our concerns in a letter prior to it being approved. In the spring, Premier Doug Ford and Minister for Municipal Affairs Steve Clark initiated a critical provincial review of two-tier municipalities that may bring changes at both the regional and municipal levels. In May, LOBA participated in a public forum with a presentation to the special provincial advisors expressing our beliefs and concerns regarding possible changes to regional governance, environmental safeguards and the importance of the Lake of Bays development permit system. LOBA also provided regular communication and updates to our membership regarding the recent flooding and resulting damage in our area. We have communicated with the provincial government regarding inclusion on the committee that will be reviewing the Muskoka River Watershed Management plan and have received acknowledgement of our letter from Premier Doug Ford and Minister John Yakabuski. In the past couple of weeks, we also received information regarding a review of the Hydro rates. Ian White will be addressing this very concerning issue later in the meeting. As mentioned, Caroline will be doing a presentation on current LOBA environment programs.*

*If you haven't done so already, please take some time over the summer to read the Yearbook. Not only does it provide a great summary of all of the association activities over the past year, it has some entertaining and informative feature articles. The book is 100% supported by advertising, so we also encourage you to consider our yearbook advertisers when you are making your purchasing decisions. Our electronic Newsflash has become the primary vehicle for sharing association and other Lake of Bays news. We also encourage you all to follow us both on Facebook and Instagram. Just search "Lake of Bays Association" on both Facebook and Instagram to find our accounts. There are also live links to our Facebook and Instagram provided on the bottom of our Newsflashes.*

*In the Yearbook, each one of our board chairs has outlined their news and updates in their reports – everything from the water quality testing results to best boating practices to learning about aquatic invasive species in our lake. I want to express our gratitude to our members who continue to be steadfast in their support of LOBA, to our Area Stewards and the vital work they do engaging with our community, to our many other volunteers who work in the water quality testing, environmental teams and other programs, to our staff Lili Davis-Burchat and Bev Govan, and to my fellow Board members for their hard work and commitment. I want to give special thanks and acknowledgement of a very dedicated board member who will be leaving LOBA. Bruce MacLellan has been an invaluable member for many years and will be sorely missed. Ian White will be recognizing Bruce's contribution later in the meeting. Volunteers are always needed and welcome and a great way to engage in the important issues for our community and meet lots of neighbours and friends. Please consider getting involved and helping us with keeping Lake of Bays the beautiful place that we all love and cherish.*

*Thank you.*

**8. Election of Directors for 2019/20 – Ian White**

Ms Peden asked Ian White, chair of the Nominations committee to present the nominations for Directors for 2019/20.

Mr. White explained that the Board is comprised of 18 Directors. Directors are generally elected for a three-year term, and those terms are staggered so the three-year terms of six Directors expire each year.

In addition, occasionally a Director might resign or is otherwise no longer able to continue to serve as a Director, and leaves the Board before their three-year terms expires.

At the AGM, the terms of the following six Directors expire: Andy Barnett, Jane Dupéré, Fraser Govan, Marcia Watt, Ian White and Gloria Woodside.

At a meeting of the Board of Directors on June 15, 2019, the Nominating Committee comprised of Mr. White and the President, presented a slate for the election of Directors to fill the vacancies on the Board.

The Committee's nominees set out in the Report of the Nominating Committee to the Board, each for three-year terms are: Andy Barnett, Jane Dupéré, Fraser Govan, Marcia Watt, Ian White and Gloria Woodside.

Ms Peden confirmed that no further nominations were received in accordance with the By-Laws of the Association and declared the nominations closed.

Mr. White moved adoption of the following resolution:

**Motion: Be it resolved that the persons nominated as set out in the Report of the Nominating Committee be and they are hereby elected as Directors of the Association to hold office for three years.**

SECONDED BY: Simon Miles.

There was no discussion on the motion.

The motion was CARRIED.

Mr. White acknowledged the dedicated service of Bruce MacLellan who retired from the Board this year.

*Bruce is resigning because he is currently unable to devote sufficient time to LOBA board matters. In addition to being CEO of Proof Incorporated, Bruce is currently Chair of Nature Conservancy Canada. He has worked tirelessly within the Lake of Bays Heritage Foundation acquiring and protecting environmentally sensitive lands including the Oxtongue properties. I am sure we will see Bruce back in a contributing role with LOBA in the future.*

## 9. **Speakers**

Fraser Govan introduced Geoff Ross, Vice Chair of the Muskoka Watershed Council, who presented results from the 2018 Watershed Report Card on the topic of "How Healthy is our Watershed?" There were questions/comments from the audience about development pressures, tree seedling programs and ensuring that newly elected councillors are made aware of the report card. Mr. Govan thanked Mr. Ross and indicated that LOBA would make a donation to the MWC in thanks.

Linda Robinson introduced Cathy Fairbairn CEO and Librarian of the Lake of Bays Township libraries, who presented information about the many activities going on in the two Township libraries, growth in use and programming and the Dwight Library expansion plan.

Ms Peden introduced Caroline Konarzewski, LOBA Environment committee chair, who spoke about the current Association environment projects.

Ms Peden introduced Ian White, LOBA Director and member of the Federation of Ontario Cottagers' Associations Hydro team, who spoke about potential changes in Hydro costs for seasonal residents. There was concern expressed by a number of audience members and Mr. White committed to keeping members informed through Newsflashes and to share any letters the Association writes on this matter.

10. **Further Business, Closing Remarks and Termination**

Ms Peden asked if there was any further business.

There being no further business, a motion for Termination was put forward.

**Motion: Be it resolved that the Meeting be adjourned.**

MOVED BY: Betty MacDonald; SECONDED BY: Kathy Nystrom; CARRIED.

The meeting was adjourned at 11:50 p.m.

Minutes Approved 2020-06-18

*Mary Ann Peden*

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Mary Ann Peden, President

*Lili Davis-Burchat*

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Lili Davis-Burchat, Secretary