



Annual General Meeting of Members
Saturday July 9, 2022
Dwight Community Centre

Board of Directors:

Present: Wendy Gibson, Andy Barnett, Paul Gleeson, Fraser Govan, Caroline Konarzewski, Don Macintosh, Kathy Ogryzlo, Mary Ann Peden, Anne Swan, Susan Truscott, Marcia Watt, Ian White

Secretary: Lili Davis-Burchat

Regrets: Ian Beverley, Pat Birnie, Bruce Creighton, Sylvain Desjeans, Susanne Gossage, Gloria Woodside

Members and Guests: George Anderson, Dan Armour, Diane Arrell, Ann Bengert, Barbara Bodner, Rick Bodner, Carol Brimacombe, Richard Burnet, Mary Ann Burton, Scott Cannon, Margaret Casey, Jamie Chisholm, Brian Connor, Jane Connor, Alison Crawford, Ron Crawford, Ruth Daniels, Tiff Daniels, Ann D'Attilio, Mike D'Attilio, Clare Davis, Beverley Deacon, Charlie Deacon, Joan Decarier, Bill Dobson, Jan Dobson, Ted English, David Fulford, Scott Gibson, Karen Girling, Terry Glover, Jacquie Godard, Bev Govan, Ruth Greey, Steve Greey, Tim Hadwen, Phil Hartog, Stephen Hernen, Lynda Hollaway, Steve Howell, Bill Howson, Ann Humphreys Morrison, Stella Keay, Ken Kirby, Sandra Kirby, John Klinck, Aysel Kushner, Robert Lacroix, Mark Lemky, Michael Levi, Susan Levi, Colleen Lowry, Bruce MacLellan, Jim McCurdy, Betty McDonald, Virginia McKinnon, Margaret McLean, Rod McLean, Rob Milligan, Judith Mills, Barry Morrison, Florence Newman, George Nickerson, Andrew Pahapill, John Peden, John Pepin, Mike Peppard, Cindy Pepper, Rob Pepper, Diane Pleavin, Sally Powell, Ross Robins, Sue Schaal, Bev Simpson, Mary Sinclair, Sheryl Slater, Wilma Spence, Jim Stewart, Jinty Stewart, Laurie Stimpson, Carla Svendsen, Nancy Tapley, Arlene Vickery, Glenn Vickery, Vicky Weaver, Sandra Whatley, Tom Whatley, Sue Wilson Herman, Heather Yates, Tony Yates

Exhibitors: Mandi Hargrave, District of Muskoka; Tim Kearney, Sandy Lockhart, James Yao, Friends of the Muskoka Watershed; Ian Cameron, Lakeland Networks; Jayne McCaw, Jayne's Luxury Rentals; Tam Evans, Chestnut Park Real Estate

Speaker: Rob Stimpson

1. **Welcome and Call to Order** – Wendy Gibson

- Wendy Gibson introduced herself as Chair of the Meeting and indicated that Lili Davis-Burchat would act as Secretary of the Meeting. She made the following land acknowledgement:

In the spirit of reconciliation, many communities and organizations use land acknowledgements to recognize the enduring relationship that exists between Indigenous Peoples and their traditional territories, and to recognize Indigenous Nations as sovereign.

I deliver this land acknowledgement as an expression of gratitude and appreciation to those on whose territory we gather, and as a way of honouring the Indigenous Peoples who have been living and working on this land for centuries and continue to do so to this day. Their connection to this

land transcends colonial systems, beliefs, surrenders and treaties, and the Lake of Bays region continues to be home to many First Nations, Metis and Inuit people today. These lands are covered by the Williams Treaty of 1923 and the Robinson-Huron Treaty of 1850. We must seek to understand and respect these treaties and ensure our governments do too.

In Muskoka, we are on the traditional territory of the Anishnaabeg, which includes the Ojibwe, Odawa, Algonquin and Potawatomi Nations. The Huron-Wendat, the Haudenosaunee Nations and others have also walked on this territory over time. Their legacy and respectful stewardship for this land continues to shape the Lake of Bays region today.

We must remember that, as settlers, we continue to benefit from the colonization and forced sacrifices of Indigenous Peoples. We must examine our collective decision making to ensure Indigenous sovereignty so we can all move forward in a healthy way.

We all join this virtual meeting from different locations and I challenge everyone here to seek out knowledge - share what you know, look inward and outward - and take actions toward real truth and reconciliation in support of our commitment to wellness for all, and to walking the path together in respect, peace and harmony for future generations.

- Quorum for Lake of Bays Association Annual General Meetings has been set at ten individuals who are members entitled to vote and Ms Davis-Burchat confirmed quorum was met. Notice of this Meeting was sent to all members as required by the By-Laws. Ms Gibson called the meeting to order at 9:40 a.m.
- Ms Gibson introduced the Board of Directors, political representatives, auditor and exhibitors. She introduced the LOBA contract employees. She welcomed Heather Yates, the new Area Steward Coordinator and asked all Area Stewards in attendance to stand.

2. **Approval of the Agenda** – Wendy Gibson

- Wendy Gibson asked for a motion to approve the agenda as included in the Notice of this Meeting.

BE IT RESOLVED THAT, the agenda for the 2022 Lake of Bays Association Annual General meeting be approved as circulated.

MOVED BY: Anne Swan; SECONDED BY: Ruth Greey; CARRIED.

3. **Presentation of the Minutes of the 2021 AGM** – Wendy Gibson

- Wendy Gibson indicated that the last Annual Meeting of Members was held on Wednesday July 7, 2021 by Zoom, and that the minutes were posted on the Association website and a link to the minutes was included in the Notice of this Meeting. there were no questions or comments about the minutes.

4. **Presentation of Auditor's Report and Financial Statements** – Kathy Ogryzlo

- Wendy Gibson introduced LOBA Treasurer Kathy Ogryzlo and asked her to present the Financial Statements of the Association for the year ending October 31, 2021 together with the Auditor's Report as contained on the Association website.
- Kathy Ogryzlo began by thanking Sally Powell, Bev Govan, Lili Davis-Burchat and Fraser Govan for the help they provided her for the 2021 fiscal year.
- The audited financial statements were approved by the Board of Directors on February 17, 2022 and are presented at this meeting for the information of the members and to provide an opportunity for questions.
- The audit was completed by Pahapill and Associates Chartered Professional Accountants for the first time. Ms Ogryzlo acknowledged and thanked Drew Pahapill for being in attendance.

- The audit was executed without a hitch. The audit opinion from Pahapill and Associates is a standard qualified opinion for not-for-profit organizations. They found no errors and no corrections to our statements were required.
- Prior to the beginning of each year, the Finance Committee prepares a budget setting revenue and expense projections, which is approved by the board. This provides the Association with guidance and a benchmark against which to evaluate our performance. Throughout the year expenses and revenues are monitored and compared to this budget. This year, we achieved a surplus of revenue over expenses.

General Fund

- Total revenue increased over \$14,000 from 2020, due to a \$5,000 increase in membership revenue and almost \$9,5000 increase in yearbook advertising. Membership was up to 1261 households, the highest membership level in recent years.
- Total operating expenses were \$114,000. LOBA's major expenditures relate to contracted and member services, publication of the yearbook, administrative services, and water testing. Due to ongoing Covid-19 restrictions, there were some expense savings due to the inability to conduct certain activities in the usual fashion. Yearbook costs were up due to a larger publication required to accommodate more advertising and corresponding commission costs. A new computer was purchased for the new administrative assistant, software was updated and there were some training costs.

Action Fund

- The Action Fund was created to provide funds for specific special projects relevant to the lake. It is intended to be a reserve 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. This fund is critical to LOBA's ability to act on the memberships' behalf regarding major lake issues. The fund is reliant on donations, of which there were more than \$20,500 during fiscal 2021.
- The bulk of the expenses incurred in 2021 were related to the Langmaid's Island LPAT hearing which took place in February 2021. LOBA's expenses reflect a 50% shared cost with the Lake of Bays Heritage Foundation and consisted of planning, consulting, and legal fees.
- Ms Ogryzlo emphasized that this fund is there to help LOBA engage in difficult and expensive causes and from time to time we will draw on the accumulated surplus of the Fund.

Financial Position

- LOBA continues to be in a strong financial position. Cash and investments totaled almost \$292,000 at year end. The decrease from 2020 can be explained by three things; 1) LPAT expenses, 2) later launch of membership campaign, and 3) lower year-end payables.
- There is an accumulated surplus in the General Fund of \$121,000 and \$173,000 in the Action Fund.

The floor was opened to questions:

Q: Has LOBA considered a digital yearbook?

A: The communications team is looking into this. It could have an impact on advertising revenue.

Q: What expenses are under contracted services?

A: Executive Coordinator and Administrative Assistant. Both work under contract.

Q: Is an increase to the annual fee being considered?

A: This is considered every year. Membership in LOBA is a good deal.

Q: Is it 1261 members or properties?

A: LOBA calls it member households.

Q: How many properties are there on Lake of Bays?

A: Roughly 1900 properties.

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

- Wendy Gibson asked LOBA Treasurer Kathy Ogryzlo to make a motion to appoint the Auditors of the Association.
- Ms Ogryzlo made the following resolution:

BE IT RESOLVED THAT, Pahapill and Associates, Chartered Professional 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.

MOVED BY: Kathy Ogryzlo; SECONDED BY: Andy Barnett; CARRIED.

6. **Election of Directors for 2020-2021 – Mary Ann Peden**

- Wendy Gibson asked LOBA Nominations Chair Mary Ann Peden to present the nominations for Directors for 2022/2023.
- Mary Ann Peden explained that By-Law No.1 fixes the size of the LOBA Board at 18 Directors and at the time of this meeting all those Board seats are occupied. Directors are generally elected for a three-year term, and those terms are staggered so that the three-year terms of six Directors expire each year. However, from time-to-time Board seats may be vacated or remain vacant between AGMs.
- At this AGM, the terms of six directors expire as a result of the expiry of their three-year term. They are Andy Barnett, Fraser Govan, Anne Swan, Marcia Watt, Ian White and Gloria Woodside.
- At a meeting of the Board of Directors held on June 11, 2022, the Nominating Committee comprised of Ms Peden and the President, presented a slate for the election of Directors to fill the vacancies on the Board. Three directors are retiring, and Tim Hadwen is being nominated to the Board. Mr. Hadwen has extensive experience in regulatory frameworks and human resources and worked as a public servant for the provincial government in several ministries, including the Ministry of Health and Long-Term Care, and the Ministry of Government Services and Labour. He has had extensive experience working with labour unions and collective bargaining. Prior to retiring, he was the CEO of the Home Construction Regulatory Authority. He is a lifelong cottager in the Bona Vista Road area.
- The Committee's nominees, each for three-year terms are: Fraser Govan, Tim Hadwen, Anne Swan and Ian White. No further nominations were received in accordance with the By-Laws of the Association.
- Ms Peden made the following resolution:

BE IT RESOLVED THAT, each of Fraser Govan, Tim Hadwen, Anne Swan and Ian White, the persons nominated as set out in the Report of the Nominating Committee, be and they are hereby elected as Directors of the Association, and each to hold office for a term of three years.

MOVED BY: Mary Ann Peden; SECONDED BY: Bev Govan; CARRIED.

- Ms Peden recognized the service of the three retiring Directors, Andy Barnett, Marcia Watt and Gloria Woodside and presented each with a framed wall plaque.
- Andy Barnett joined the Board in 2000, has assisted on many committees, always provided wise counsel, and kept LOBA informed of community needs.
- Marcia Watt joined the Board in 2012 and has been mostly involved with the Membership committee and coordinating the LOBA booth at the Baysville Walkabout.
- Gloria Woodside (not able to be in attendance) joined the Board in 2001, chaired a number of committees and was President from 2005 to 2007. She was recognized with the Betty Day Award in 2010.

7. **Presentation of the Betty Day Award – Mary Ann Peden**

- Wendy Gibson asked LOBA Nominations Chair Mary Ann Peden to present the Betty Day Award.
- Ms Peden explained that the Betty Day Award was established in 1992 to recognize and acknowledge volunteers who have made extraordinary efforts in performing activities that further the goals of the Association. The award is in memory of Betty Day, who passed away in May 1992, while serving as President of the Association.
- Ms Peden said the 2022 recipient has made the following contributions to the Association: been an Area Steward (AS) since 2006, Director from 2013 to 2019, Membership Chair from 2017 to 2019, AS Coordinator since 2019, recruited many AS, familiarized herself with every road around the lake, hosted AS social events, assisted with updating the LOBA membership brochure, and initiated the LOBA booth at the Baysville Walkabout. She has now stepped down as AS Coordinator but will continue to be an AS. Ms Peden presented a silver necklace to Linda Robinson (unable to be in attendance).

8. **President's Remarks – Wendy Gibson**

- Wendy Gibson began by addressing two questions she is hearing regularly:
- What is happening with the Langmaid's Island appeal? The owners of Langmaid's Island are proposing a 32-lot subdivision. They filed an appeal based on the Township of Lake of Bays and Town of Huntsville not rendering decisions on the proposal within the mandated time limit. The Lake of Bays Association and Lake of Bays Heritage Foundation were jointly a party to the appeal which lasted 23 days starting in February 2021. The Ontario Land Tribunal has not delivered a decision. If development is approved, there will be a second hearing to determine the specifics and restrictions on the plan of subdivision.
- Where is my 2022 Yearbook? The printer had difficulty procuring paper and then went out of business weeks before the book was to be printed. Aben Graphics of Huntsville agreed to take on the printing, but there were further delays. Books have now been printed and should be arriving in the mail in the weeks ahead.
- Social media presence on Facebook and Instagram is strong and spearheaded by Kristy-Lynn Pankhurst and Illoana Smith.
- Membership in 2022 is over 1250 member households. Area Stewards continue to encourage people to join, and the discount propane program is a draw for many.
- The water quality program is running again this year under the guidance of Kieran Molony with testing on July 3, August 1 and August 28. Water quality continues to be excellent in Lake of Bays.
- In recent years we have heard concerns about increasing boat activity generally and concerns over excessive speed and wake close to shore. Last year LOBA produced a Welcome to Boating on Lake of Bays tip sheet, which will be included with every Yearbook, is being included with short-term rental licenses, is with short-term rental agencies and has been distributed to all marinas.
- Ms Gibson clarified that LOBA's position regarding tow-sports are that they are a legal and legitimate boating activity on Lake of Bays and the Association is not advocating for any type of tow-sport prohibition. The Association's role is to educate and foster a culture of safe and respectful boating.
- October 24 is Ontario Municipal Elections Day. Ms Gibson encouraged members to vote in their Muskoka riding – you and your spouse can vote in each municipality in Ontario where you own or rent property. The Association will be providing information to members. Muskoka needs elected officials who will prioritize responsible development, environmental protection, action on climate change and strong fiscal management.
- The Association held a Governance Workshop in October 2021, led by Don McCreesh a consultant specializing in governance and organization strategy in the not-for-profit sector. The Association is continuing the board governance process and will bring motions to the 2023 AGM to reduce the size of the Board from 18 to 12+1, and to introduce a limit of three consecutive, three-year terms. The Association will also be producing a Five-Year Strategic Plan and will survey members as part of that process.

- Ms Gibson thanked the many volunteers, directors and contract employees; and encouraged others to get involved.

9. **Member Q&A – Wendy Gibson**

Wendy Gibson opened the floor for questions.

Q: Issue on North Portage Road with commercial logging starting at 6:30 a.m. There are many streams here that run into the lake, and the trucks are encroaching on the roadways.

A: This is a Ministry of Natural Resources, Forestry, Northern Development and Mines (MNRFNMD) issue, and would need to contact them. Mayor Terry Glover also said to send him an email and District Chair John Klinck indicated he is meeting with the new Minister of MNRFNMD (Graydon Smith).

Q: Does the Association have a position on affordable housing?

A: Hard to know what LOBA's role is on this issue. Most members live in unaffordable waterfront properties and increased density on the waterfront is not a solution. The Association supports minimum 200-feet of waterfront frontage in the waterfront zone and does not support condominium development in the waterfront zone. Mayor Terry Glover indicated he is working on the issue with a large group from across the district.

Q: What are is the role of the Area Stewards and what issues do they encounter?

A: Main role is to welcome new owners and encourage them to join the Association. They also provide education on development rules, how do I do things, environment, and safety. The Association encourages all members to reach out to neighbours and encourage them to join. There is a core of permanent non-members. There was a discussion about identification for Area Stewards, so people know they are legitimate.

Q: Is the Association affiliated with Safe, Quiet Lakes.

A: Yes. We donate to them most years, share their information and attend their meetings.

10. **Guest Speaker – Rob Stimpson**

- Lili Davis-Burchat introduced Rob Stimpson, accomplished outdoors person, and internationally recognize photographer.
- Mr. Stimpson presented stunning pictures of people, places and structures around Lake of Bays and through the seasons; and provided context to the images with magical story-telling.
- Wendy Gibson thanked Mr. Stimpson for his beautiful and calming presentation.

11. **Adjournment**

- The meeting was adjourned at 11:30 a.m.

Minutes Approved: 2022-09-17



Wendy Gibson, President



Lili Davis-Burchat, Secretary

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