

## Big Basswood Lake Association Board Meeting-June 25, 2014

Members Present: Mike Hunting, Dave Currie, Lolly Hunting, Ron Trivers, Larry Allcorn, Phyllis Coosaia, Maeve Coccimiglio, Andrew MacKay, Marilyn Kellum

Members Absent: Jack Hodgson

Guest: Lincoln North

The meeting was called to order at 7:05 by the Chair. Minutes from the September 13, 2013 Board Meeting were read and approved with the following corrections: 1. The fiscal year runs March 31st to March 31st. 2. Board terms are for a two year period and the election for new Board Members will be held at the AGM in July 2014.

The Treasurer reviewed the Financial Report from March 31, 2013 through May 30, 2014. Revenues and expenditures were reviewed. Director's insurance has been paid for 2013 and 2014. Shields Appraisal and Consulting was paid \$678.00 for services to gather data for the Property Assessment Review Committee (PARC). The annual audit is in process as well as filing with Revenue Canada. Moved by Marilyn, seconded by Phyllis to accept the Financial Report. Motion carried unanimously.

Larry recommended that the Annual Financial Report be an agenda item at the AGM and posted on the web-site. Mike also presented the new receipt for membership.

Old Business:

At the 2013 fall board meeting it was proposed that the By-Laws be amended to allow non-voting membership from the entire community, not limited to the 500 foot restriction (3. b. i.). This would allow vendors and supporting community members to be a part of the lake association. After much discussion and a review of the By-Laws, a motion was made that it was not necessary to form an ad-hoc By-Laws Committee for this amendment and to present the proposed By-Law Amendment to 3. b. i. for membership approval at the 2014 AGM. The motion was made by Lolly, seconded by Larry and passed unanimously by the Board. Mike will circulate the language change.

Lincoln North presented the findings of the PARC. As a group, there is not a basis for a class action appeal on this issue. Currently, the aggregate selling price of lake property is greater than the assessed value. Individuals, however, should be encouraged to present their cases since assessments are based on averages and exceptions do occur. Lincoln recommends that individual property owners review their particulars and offered to serve as a sounding board. Lincoln will attend the AGM where the PARC will present their findings to the membership. The BBLA will plan a follow-up town hall format meeting on this issue. Lincoln and Mike will set a date for this meeting to occur after the AGM.

Larry and Maeve met informally with members of the Bright Lake Association last fall. They discussed sharing resources (e.g. instruments to measure water quality). The Bright Lake Association's AGM is July 4, 2014. Larry will be in attendance since he is a member of both associations.

Maeve reported that septic self-inspection pills are available at a cost of \$57.12 per 200 pills. The pills are color coded to reflect the size of the tanks. A motion was made by Maeve to approve the expenditure for 200 pills to have available for BBLA members at the AGM. Seconded by Phyllis and approved by all. Maeve will order these. Marilyn noted that at the AGM in 2007 the membership unanimously passed a resolution for mandatory septic inspection. At that time, there were no mandatory laws. There has been some inspections in the past, but funding for this dried up. Dave has heard that a municipality has tax-payers send in a receipt for pumping and if there is no record for 5 years the system is inspected. Marilyn will review septic issues to get an overview of the various roles and responsibilities of governing bodies, organizations and property owners.

Committee Reports:

Taxation- (see Old Business)

Stewardship- Last fall, Maeve suggested that the BBLA have a wildlife and habitat photo contest with a prize of a Sheila Currie print. Marilyn contacted Sheila for pricing. Sheila would donate a print with framing costs at \$90. A framed, original would cost \$325. Structuring the contest was discussed. An Ad Hoc Committee is to be formed at the AGM comprised of Marilyn, Maeve and a member at large. Initial plans include a separate site for photo entries on the web-site, the question of who judges, awarding the winner at the 2015 AGM, etc. A motion was passed to have the contest with the prize being the Sheila Currie original (\$325). Maeve and Marilyn will meet to plan the contest and present it at the 2014 AGM.

History- Larry passed on pictures from Tunnel Lake from Gwen Mosher to be scanned and added to the web-page. Lolly will set a date for a lake tour this summer.

Membership & Communications- Mike distributed (some awesome) BBL stickers to be given to people when they sign up for membership. Additional stickers will be available for purchase for \$3. Last year there were 66 members. Larry felt that face-to-face contact with our neighbors on the lake was an effective way to reach out to the lake community. It was decided to prepare meeting fliers, membership receipts and copies of a newsletter for board members to use when visiting their neighbors.

New Business:

The AGM will be Sunday, July 20, 2014, 10 AM Sowerby Hall.

Publicity will include posting at local business (Mike and Lolly), an announcement in the North Shore Sentinel (Andrew) and face-to-face contacts (all). Phyllis and Marilyn each had an idea for an AGM speaker. After much discussion, it was decided that Mike will try to get someone from the MNR to be a speaker at our meeting. If that fails, there will be no speaker this year and the membership will be asked for their ideas and interests. Maeve, Larry and Lolly will organize the sign in procedure. A spreadsheet was requested to include: name, address, e-mail, dues paid for sign-in.

Bryan McDougall and Pat Mizzi have agreed to serve on the Ad-Hoc Nominating Committee. Mike will ask Scott Lawrence as well. Current Board Members will need to declare their intent to serve another term on the board.

Mike would like the Summer Newsletter to be distributed in early July. Articles/information to be included are: president's letter, update on the PARC, photo contest (Marilyn), septic pills (Maeve), short stewardship article (Maeve), & calendar of community events (Lolly).

Marilyn clarified that there will be a board meeting after the AGM and that it should be announced on the web-site as an Organizational Board meeting.

Maeve offered to send Spencer Kellum, Conservation Specialist, a note thanking him for his willingness to speak at the AGM this year.

The meeting was adjourned at 9:25 PM.

Marilyn Kellum