

Big Basswood Lake Association Board Meeting Friday September 20, 2013.

Attendance: Michael Hunting ,Lolly Hunting, Phyllis Coosaia, Dave Currie, Larry Allcorn, Ron Trivers, Jack Hodgson, Maeve Coccimiglio

Regrets: Marilyn Kellum, Andrew MacKay

Guest: Lincoln North

Meeting was called to order at 7:11 p.m.

Chairman called for the approval of Board minutes following the AGM July 29, 2013.

Moved by : Dave Currie Seconded by: Jack Hodgson Approved: 8

Treasurer's Report given by Phyllis Coosaia

There is 7,800.00 dollars in the account from collection of membership dues and the generous donation by the Basswood Lake Tennis Association. The website has been paid along with insurance for the association for this year.

Property Assessment Review Committee

Dave Currie, Lincoln North and Maeve Coccimiglio met prior to this meeting to lay out a strategy for determining if fair and equitable tax assessment was being applied on Big Basswood Lake. A survey was to be given to cottagers to determine if the assessed and market value ratios were consistent on our lake and with other lakes for comparable properties. An assessor would be hired to go back in the land titles to determine in the last two to four years if owners had received the assessed value for their properties.

There was a great deal of general discussion generated as well as many interesting questions that were posed to Lincoln as the plan was laid out. Do we appeal as a group or as individuals if our assessment is deemed unfair? Who pays for the mailing of the survey? Do we have the addresses and e-mails of all cottagers on the lake? Will we deal with everyone or just members of the association? Can we put the survey on the website and still maintain people's privacy?

A four step motion for the survey was passed:

1) Addresses can hopefully be found through Huron Shores Municipal Office tax rolls. They may even be mailed out with a quarterly tax assessment. Surveys will be e-mailed to members who have included an e-mail.

2) The surveys will be completed by members and returned in self-addressed envelopes or sent via e-mail. Maeve and Lolly have agreed to do the stamping of envelopes.

3) A call will be given to all members in early spring to encourage the completion of the survey by an assigned date to members of the Assessment Property Review Committee.

4) The survey initiative will be posted on the website advising members the initiative of a survey is underway and stating the importance of membership participation in completing the survey by the due date specified.

Moved by : Ron Trivers Seconded by : Jack Hodgson Approved: Unanimous

Motion Results of Property Assessment Review Committee will be presented at the Annual General Meeting in July.

Moved by Lolly Hunting, Seconded by Larry Allcorn

David the Chairman of the committee requested funding for the Land Registry search and the mailing. An amount of 1,500.00 was suggested.

Moved by Jack Hodgson, Seconded by Lolly Hunting Approved by the Board

Lincoln presented his Newsletter with permission to the board to reprint anything they thought our members would benefit reading with proper acknowledgement. He departed the meeting.

Membership

Jack Hodgson put forth a motion to remove the 500 feet from the membership by-Law which prevents people from supporting Big Basswood Lake with membership unless they live on the lake. Larry Allcorn seconded the motion which would allow vendors to be members.

Approved by the Board

Larry stated there were numerous attempts to meet with Bright and Day Lakes . He is still hoping for a date between October 3 and 6th 2013.

The Succession Planning Seminar is posted on the website and the board has decided not to pursue FOCA to encourage the presenter to come North. The article in Cottage Life September issue also gives a good outline of the considerations for succession planning.

Moved by Maeve Coccimiglio, Seconded by Phyllis Coosaia, Approved by the board

Larry stated it is not the duty of the Board to control behaviours at the sand bar, but rather this should be left to the OPP. Ron Trivers seconded the motion Approved by the board

New Business

Another Board member was proposed perhaps someone with a law background. People will keep this in mind when doing membership drive.

Meetings set for 2014

Pre AGM BBLA

Thursday June 26, 2014. 7:00 p:m Sowerby Hall

Annual General Meeting Big Basswood Lake Committee

Sunday July 20, 2014 Sowerby Hall 10:00 a:m

Fall Board BBLA Meeting

Tuesday September 9, 2014. 7:00 p:m Sowerby Hall

Fiscal year runs from May 30 to April 1st of the next year. Tax revenues and expenditures are given to Tom Kawalski our accountant of record each year.

A motion to post a financial report to the website each year was proposed by Larry Allcorn and seconded by Jack Hodgson. Approved by the board

Phyllis moved to have Ron Trivers assume the role of Treasurer since he is available year round with a signee on the account. Ron gave up his Vice President position to accept the new position. Maeve Coccimiglio was nominated to Vice President and Approved by the board.

Board terms are for a two year period those for new officers will be held at next year's AGM in July. Moved by Maeve Seconded by Jack Approved by board

The discussion turned to grant monies given by Trillium, Shell and the government to ensure our lake retains its pristine quality. We need wash stations to ensure invasive species do not inhabit our lake. We need spectrometer to monitor water quality around the lake to ensure chemicals are not leeching from farms or septic systems that are not being properly maintained.

Actions Larry Allcorn will check with Tulloch to see how Clear Lake was able to complete septic testing. Maeve will check with Algoma Health Unit to see about obtaining pills people could use to voluntarily check their own septic systems by having them available at our next general meeting.

Fall Newsletter Ideas send suggestions to Micheal Hunting.

Membership sits at 25% of lake residents and we need to continue our efforts to engage members through phone calls, personal contact and notes and or letters left on door knobs.

Ask Do you know your neighbours?

Map updates of properties bought and sold would help.

Suggestions for our Website: Fall newsletter, small classified section for Members Only

Section with forms for those who share an interest ie. Golfers Corner, Kayakers, Canoeists, etc.

Cleanwater@basswood.com

HISTORY

Jack did a history interview of Bob Hudson this summer it is available on the website.

Lolly's Tour of Big Basswood was canceled twice due to bad weather. She will try again next July 1st 2014.

Stewardship

Marilyn was not present to give an update but it was decided by a motion to provide a prize of a **Sheila Currie print** next year to the person who posts the best wildlife picture from our lake to the website. Moved by Maeve Coccimiglio seconded by Phyllis Coosaia Approved

Dave Currie moved that the meeting be closed at 9:33 p:m Seconded by Larry Allcorn

Approved by the Board

Thank you to Ron and Phyllis Coosaia for hosting the meeting!

Minutes submitted by Maeve Coccimiglio