

Long Lake Cottage Owners' Association
Annual General Meeting - Minutes
March 23, 2016
Royal Canadian Legion, Branch #215
1600 DeVries Avenue, East St. Paul

Members in Attendance:

Carlos Ferreira	Cherry White & Stu Janzen
Brian Gudmundson	Ryan Swan
Dave Cutler	Cole Borland
Gerald Nicoles	Toby & Barb Besant
Norman Parent	Sean & Wendy Goodlaw
Terry & Graeme MacKendrick	Ian Davies & Laurel Daman
Ric & Evelyn Quesada	Harold & Karen Braun
Ivy & Dave Boutang	Marc Kuly

Guests:

Stewart Massey, Parks Branch - Lac du Bonnet Director
Morgan Hallett, Parks Branch - Parks Planner
Robert Morrissey, Parks Service Fees
Sara Sellar, Parks Service Fees

1. Welcome:

Carlos Ferreira, President, welcomed all members.

2. Treasurer's Report:

Brian Gudmundson, Acting Treasurer provided the Summary Report.

As of December 31, 2014 the balance was \$349.40.

As of December 31, 2015 the balance was \$354.60.

It was noted that the previously reported balance for December 31, 2014 had been \$364.34. Thus, there was a discrepancy of \$14.96. Brian reported that the previous Treasurer had undertaken cash in from membership fees (March 2015) and cash out for a few expenses. The latest year end (December 31, 2015) balance was drawn directly from the monthly credit union statements. The LLCOA annual fee per cottage is \$10.00 for 2016/17. Expenses remain low with most

communications done by email and the LLCOA website.

3. Minutes of the Previous Annual General Meeting of March, 2015:

Copies of the Minutes of the last AGM were sent by email to all members. Carlos called for any questions or clarification. There were no questions or amendments. Moved by Wendy Goodlaw, seconded by Ryan Swan that the previous 2015 AGM Minutes be adopted as circulated. CARRIED.

4. Parks Branch Update & Questions:

Stu Massey, Nopiming Parks Director, stated that there were no significant changes to Nopiming Park during the last year. He added that there had been no direct questions to him from cottage owners from Long Lake. The plan for the North Park sewage lagoon has been postponed to 2018 based upon finances. Waste hauling costs have risen slightly and waste volumes are also up slightly. Road repair costs were high due to damage by beavers. Thus, no road repairs were done in the Park based upon limited budget. The noise issue along the lake front trail in the older subdivision has been quiet following discussions by Park staff with local cottage owners in 2015. Restoration at the old Wadhope mine site (along #304, north of the 314 junction) has been finished on the east side. The west side restoration of Wadhope is scheduled to take place, as well. A dock at Beresford Lake is likely to be added in 2016. The Long Lake dock will have repairs done to avoid pinching at the flex point. The old boat house in the older subdivision will be removed, allowing for a smaller storage shed set back from the water's edge. The old cottage lot, up for a new draw, will be drawn shortly since future cost liabilities (with the NNEPI contract) have been finalized. Snow clearing was done for all of Subdivision A this year, from Lot 1 to Lot 12. It will continue next year as well with truck plows. There has been no grader available.

Question # 1:

Stu Janzen asked if MIT could do the snowplowing for less cost on subdivision roads.

Stu Massey suggested discussion with MIT but was skeptical that it would be an option.

Question # 2:

Stu Janzen asked why Parks Branch refuses to pay trappers a small fee to remove

beavers in designated spots as hazards to roads' drainage. He noted that this practice has been in place in the Whiteshell park since 1994. This would be cheaper than backhoes and new culverts. Parks staff thought that such a contract in the Whiteshell Park doesn't exist. Details need to be checked to determine if this arrangement could work in Nopiming. Parks Planner Morgan will do follow-up.

Question # 3: Can the \$40 car pass for the Park be distributed from Parks administrative office along with the annual fee payment? Parks staff noted that the Parks pass (\$40) is available at many retail outlets throughout Manitoba. The procedure of attaching them (with the \$40 fee) to the annual lot fee payment is not currently the practice among any Manitoba Parks.

5. Parks Service Fee Structure:

Robert Morrissey, Parks Service Fees (phone: 204-795-4683), distributed a handout (since posted to the [LLCOA website at www.llcoa.ca](http://www.llcoa.ca)) about the changes in the service fees for all of Nopiming Park. The lot rent component (goes to general revenues for Manitoba) is separate from the service fee component (goes to Parks Branch). These service fees during 2016 are at a 40% discount during the third year of implementation. Full recovery of service costs is the intent. The base service fee at Long Lake and been \$185 per year. This will increase to \$251 per year at the point of full recovery.

This "usage" model of service fees is based upon a bedroom count (from building permits) as a measure of usage in the Park. Robert noted that the Whiteshell Cottage Association has been pressing for use of a different model based upon a formal assessment of every cottage lot in Manitoba. This assessment model might benefit heavy users, such as in the Whiteshell, where they receive street repairs and weekly garbage collection. Creating such an assessment model for Manitoba Parks could cost about \$14 million for a collection of \$4 million in service fees per year. The logic of an assessment model seems to fall short and could negatively impact low service users like Nopiming Park cottage owners. Robert said that there would be upcoming meetings in the summer of 2016 to discuss both service fee models. He urged that Nopiming reps (all lakes) engage in this discussion. This future issue is noted for Long Lake Board follow-up.

6. Nopiming Draft Park Plan:

Morgan Hallett, Parks Planner, stated that approximately 300 responses had been received by December 2015 in response to the second round of consultations about the draft Nopiming Park Plan. One of these responses was from the LLCOA during October, 2015 (posted on the [LLCOA website at www.llcoa.ca](http://www.llcoa.ca)). Parks Branch will respond to the public in May, 2016 with an updated Report entitled, "What We Heard" as a summary of comments from the public about the plan. The Final Nopiming Park Plan is anticipated during the Fall of 2016. Also, a detailed Implementation Plan will be drafted by Parks Branch between 2016 and 2018.

7. New Business:

Carlos called for any items of new business from the floor. There were no items to add to the Agenda.

8. Elections:

A) President (2 year term) for 2016/17 to 2018/19:

Dave Boutang nominated Carlos Ferreira as President.

There were no further nominations.

Carlos Ferreira was elected by acclamation for the 2 year term as President.

B) Secretary (2 year term) for 2016/17 to 2018/19:

Dave Cutler nominated Brian Gudmundson as Secretary.

There were no further nominations.

Brian Gudmundson was elected by acclamation for the 2 year term as Secretary.

C) Treasurer (1 year fill of vacancy) for 2016/2017:

Wendy Goodlaw nominated Ryan Swan as Treasurer.

There were no further nominations.

Ryan Swan was elected by acclamation to fill the 1 year vacancy as Treasurer.

D) Director at Large:

There were no nominations for any Director at Large.

9. Adjournment:

Carlos thanked Parks staff for their input and response to questions.

The meeting was adjourned at 8:40 PM.

Note:

The 2017 Long Lake AGM will be in the same location on Wednesday, March 22, 2017.