

2009 Cape Coppermine Land Owners Association Annual General Meeting

April 16, 2009 at Canad Inn Windsor Park

President Don Boulton opened the meeting at 7:00 PM

Minutes from 2008 read by Don Boulton

Motion to accept the minutes as read - Val Dotoli

Seconded - Mike Dotoli

Treasurers report read by Gord McFarlane - **see attached**

Motion to accept - Reg Pinette

Seconded - Bob Collins

Boat launch keys - members will be charged \$10 if the key for the boat launch from 2008 is not returned. There will be a new key issued for 2009. A new smaller lock & chain will be installed.

Cape Coppermine clothing - there were too few orders to be worthwhile. Money will be refunded to those who paid & did not receive their clothing. There are various sample items available & they will be sold at cost. See Don Boulton

Golf carts & ATV - Don reported that the RCMP said these can NOT be driven on roadways even if they have lights. It is not legal. If there are complaints to the police, they must respond and people will be charged & vehicles seized. Don says if you notice any problems, tell the executive (don't call the RCMP) let them deal with this issue among members. Al Gavronski asked how we could convey this info to those members not at the meeting and suggested making up an information sheet and distributing it to members. Jeff Wolfe & Al Gavronski will develop a sheet, distribute it and include the Cape Coppermine website on the sheet. Jeff offered to participate in policing of our community. There was a suggestion to make up decals to identify ATV from our community. Don volunteered to check into the feasibility of this.

Streetlight at corner of King James Court & Christopher Wren - Don indicated that one member approached him and wanted this brought up at the meeting. Don says Manitoba Hydro requires a petition signed by 51% of affected residents in favour before they will consider a streetlight. Cost would be \$1000 and would NOT be born by the association. Vote by show of hands - one in favour, all others opposed

Elections

Secretary: Mary Stevens nominated by Carl Lindgren. Gump Wiebe willing to continue as secretary. Mary elected by ballot.

Vice President: Mike Dotoli nominated by Gump Wiebe. Elected by acclamation

2nd Director: Nicole Barbour nominated & elected by acclamation

Boat launch upgrade - Don stated the executive has reviewed a proposal for upgrade to the launch and has no objections to it. Carl Lindgren presented the proposal (which is based on recommendations of Manitoba Natural Resources) - **see attached**. Estimated cost is \$8000 including tax but excluding labour costs for building forms etc. Current gate & dock would remain unchanged. Work would begin in mid September and should take about 3 weeks. The province will lend us their turbidity curtain. The proposal has approval in principal by DFO. Mike Dotoli made a motion to approve expenditure of up to \$8500 including tax as per proposal. Seconded by Reg Pinette. Vote by show of hands – two opposed, all others in favour. Carl will complete the application to DFO. Volunteers will be required for work in early September. Carl asked for \$100 as a token of appreciation for the Natural Resources employee for his invaluable assistance with the plan. This was approved.

Fishing Derby - 4th derby set for June 13/09. Mike Dotoli requested donations since Lund is cutting back sponsorship. Volunteers also needed. 50 teams of 2, \$100 per team. This year 100% of revenue will go to our association for the boat launch upgrade.

Docks for interior lot owners – There were ten interior lot owners present at this meeting that want docks. They would like the guidelines that designate interior lots to specified multiple docking sites (as per the colour coded plan) changed. They want to be able to have docks at the boat launch area. Don stated that they must form a committee, then make a proposal to the executive and follow the steps for approval by Manitoba Hydro, DFO etc. Brent Nickel volunteered to spearhead an initiative to change the allocation of docks locations.

Increase dues – Don Boulton mentioned that many other cottage associations have fees of \$75- \$100 and perhaps we should increase ours. After some discussion about the need for this, it was decided that dues will remain at \$50.

Motion to adjourn the meeting - Mike Dotoli. Meeting adjourned at 9:30 PM

Minutes done by Gump Wiebe & Mary Stevens

2009 Treasurers Report

CAPE COPPERMINE LANDOWNER'S ASSOCIATION

APRIL 16 2009

BANK BALANCE MARCH 31 2008	3485.93
MEMBERSHIP DUES COLLECTED	3360.00
PROCEEDS FROM FISHING TOURNAMENT	570.00
PROCEEDS FROM CLOTHING	637.85
TOTAL INCOME	8053.78
EXPENSES	
OPERATING EXPENSES	179.81
CANAD INNS ' 08	131.25
CLOTHING ORDER	1155.74
MACO ' 07 AND MACO ' 08	100.00
WEBSITE REGISTRATION	115.00
KEYS RECUT	110.25
BEACH SAND AND MAINTENANCE	743.85
COX MORRIS INS. FOR ' 09	400.00
TOTAL EXPENSES	2935.90
BANK BALANCE MARCH 31 2009	5117.88

Received Time Apr. 7, 12:24PM

April 2009

PROPOSAL TO UPGRADE BOAT LAUNCH

PROGRESSION OF WORK

PHASE 1

A Turbidity curtain will be placed in the water surrounding the construction area. A hydraulic excavator will then place 12" granite rip rap as indicated in the drawings, then infill with coarse gravel and cap with 4" of ¾" crushed granite. The curtain will be removed after 48 hrs.

PHASE 2

A 12' x 30' x 5.5" concrete ramp will be poured above the waterline and be allowed to cure for 2 - 3 weeks.

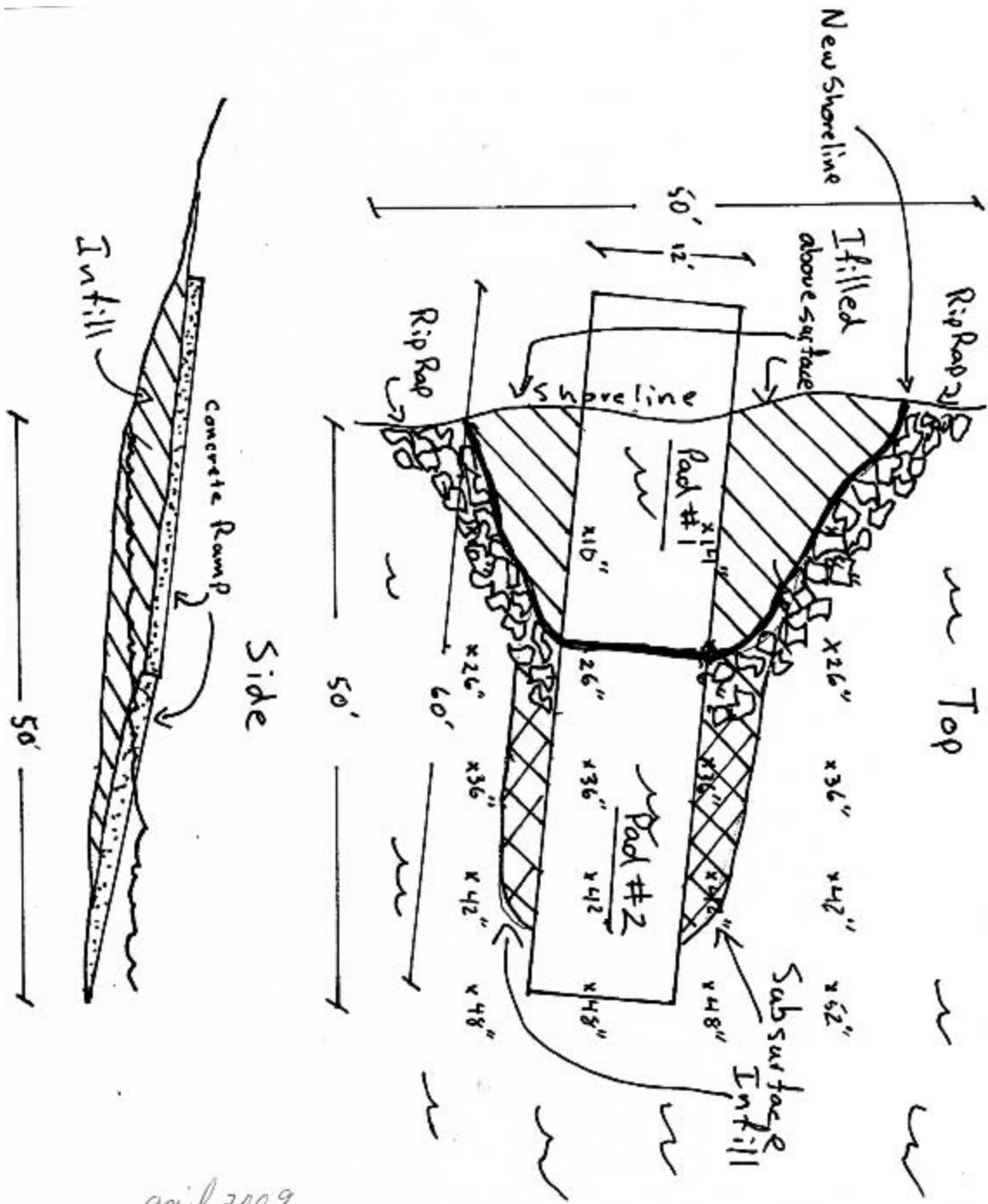
PHASE 3

The curtain will be replaced. The excavator will return to push the ramp in until the top is just above the waterline. The excavator will then prepare the area for the upper pad and finish any other shaping.

PHASE 4

A 12' X 30' X 5.5" ramp will be attached and poured to the lower ramp, remaining in place above the waterline.

EXPECTED LIFESPAN 50 YEARS



April 2009

Received Time Apr. 7. 12:24PM