

2010 Cape Coppermine Land Owners Association Annual General Meeting
April 29, 2010 at Canad Inn Windsor Park

President Don Boulton called the meeting to order at 7:30 PM

Minutes from 2009 read by Mary Stevens

MOVED by Gump Wiebe and SECONDED by Diane LeClair to accept the minutes as read. CARRIED

Treasurer's report read by Gord McFarlane - report attached

MOVED by Ken Carney and SECONDED by Al LeClair to accept the Treasurer's Report as distributed. CARRIED

Vera Cardinal, Councilor for the RM, spoke on items of interest to landowners.

- Road conditions - province promised \$10 million for Hwy 433 in the past. Not on the table now. Province wants RM to take over maintenance, RM says NO. Very unlikely it will be paved in foreseeable future. 99% of gravel goes to roads on west side of Lee River leaving little for our area, which is in need of work. Spring road restrictions will be imposed for first time ever. Several dust control measures available at reasonable cost. Drainage ditches need improvement. If problems, call or email RM
- Sewage lagoon upgrade estimated cost \$1.5 million. Our RM requests RM of Alexander to pay 1/3 of upgrade costs. Plan to make system more accountable & institute user fees to help cover costs.
- RM hired an in house mechanic to fix run-down equipment. Better now.
- New Bylaw Officer to enforce bylaws dealing with noise, unsightly property, off-road vehicles etc. Re ATV & golf cart – 1st year will be mainly education with tickets for serious breaches
- Tax assessment - increase in our RM 2nd highest in Manitoba - especially the Lee River area. 140 appeals in RM of LDB, far more than elsewhere. No rhyme or reason to assessments, not equitable. Urged to send letters sent to Manitoba Government - see contact info below
- Much of our tax \$ goes to pay town of Lac du Bonnet costs. For shared services such as the community center, arena etc. the RM cost shares on a per capita basis at approximately a 75/25 split.
- Health care is a huge issue. Poor ambulance service in LDB area (especially on weekends) due to inadequate facilities & staffing. Ambulance may come from as far away as Oakbank or St. Anne.
- Campaign for a seniors housing complex lead by Gus Wruck. No funding from province, Gus wants a 1 mill increase to the property tax mill rate. This may be on the ballot at the Oct 27/2010 Municipal election. Important to turn out to vote.

Contact info re the school tax issue:

Nancy Allan, Minister of Education minedu@leg.gov.mb.ca

Gerald Farthing, Deputy Minister of Education dmedu@leg.gov.mb.ca

Greg Selinger, Premier premier@leg.gov.mb.ca

Gerald Hawranik, MLA Lac du Bonnet gerald@geraldhawranik.com

Chuck Reynolds, Trustee for Sunrise School Division, creynolds@sunrisesd.ca

If you have an RM issue contact Vera Cardinal, vcardinal@watersidewireless.net and she will bring it forward to council or relevant department. Things sometime get hung up in administration if sent to the office.

In the event of an urgent nature and Vera is unavailable call 345-2619 or email the RM CAO Donna Tschetter at cao@mts.net

Boat launch upgrade – Carl Lindgren reviewed the proposal and approved budget of \$8500 from the 2009 AGM. Manitoba Hydro & DFO approved the project in September. Carl thanked Keith Homenko for providing pre cast concrete in exchange for a 20 year membership in CCLA. Only one contractor provided a quote and he suggested it would be better to use 4 inch minus granite instead of pit run gravel, also more material might be needed. This could potentially increase the cost by as much as \$2000, meaning the actual cost could exceed the approved budget. There was also a concern that there might not be enough funds in the bank account. Considering all these possibilities, it was felt it would be best to bring the issues back to the membership for discussion and approval of more funds. Estimates received - using pit run gravel - \$8196; using 4 inch minus granite - \$9373. Members discussed the pros & cons of pit run gravel versus 4 inch minus granite. **MOVED** by Harold Thwaites to use the 4 inch minus granite instead of the pit run gravel and to approve expenditure of up to \$10,500 including tax as per Carl's presentation. **SECONDED** by Don Loewen. One opposed, all others in favour. **MOTION CARRIED**. Volunteers will be required to work on the boat launch upgrade in mid June.

Fishing Derby - Mike Dotoli stated he was not planning to have a fishing derby this year since he is very busy, but now offered to hold one to augment funds for boat launch upgrade. He will need volunteers and donations for prizes if it goes ahead. Nothing was definite at this time.

Increase dues – Further to the discussion about adequate funds for boat launch, **MOVED** by Don Boulton to increase dues to \$75 for 2011. **SECONDED** by Rob Steen. One opposed, all others in favour. **MOTION CARRIED**

Elections - done by Past President Rob Steen. Rob thanked Don Boulton & Gord McFarlane for their years of service on the Board of Directors.

President: Many people were nominated but all declined. Position remains vacant. Board may appoint a successor to hold such office for the duration of the term.

Treasurer: Richard Rempel agreed to let his name stand for treasurer. No other nominations -elected by acclamation.

Director: Nicole Barbour agreed to stay on. No other nominations -elected by acclamation

Director: Perry Hopkins nominated by Ken Carney. No other nominations - elected by acclamation

Multiple Docking Sites (MDS) – long heated discussion. Many concerns voiced by members as follows:

- some members assert there was a motion & vote at the 2009 AGM to change the allocation of docks at MDS
- No record in minutes of a motion or vote to change allocation of docks at MDS at 2009 AGM. The 2009 minutes were read and accepted as read at beginning of the meeting
- If there was a vote at AGM, why was a mail in vote done?
- exterior lot owners who are CCLA members were excluded from the mail in vote done in May 2009, therefore not valid
- only paid up members are entitled to vote
- vague wording of mail in vote – it did not state what the change to the MDS would be
- some landowners may have purchased lots with the understanding that they would have a dock slip at the boat launch / beach area
- proximity of boat slips to beach
- Some members think William Craven MDS has been restricted to the current 6 slips instead of the initial 20. Mary checked with Manitoba Hydro on April 28 - no such restriction is in place.

Rick Brereton and Rob Steen provided background information on the existing process. The current procedure, colour coded map & proposed draft revision distributed. There was a suggestion to look at all 3 MDS locations on the Lee River or east side of the development – sites # 4, 5 & 6 (near the east end of George Carteret, the beach & William Craven). Suggestions were made to form a MDS subcommittee & get more accurate, current, written info from Manitoba Hydro, DFO, Navigable Waters (Transport Canada). No decisions were reached.

MOVED by Don Boulton to adjourn the meeting at 10:00 PM.

Updates after the AGM

Fishing Derby -Mike Dotoli will run a fishing derby with all proceeds to CCLA for the boat launch upgrade. The derby will take place Saturday, June 26, 1010. For more info contact Mike at 510-7650

Minutes prepared by Mary Stevens

Treasurer's Report April 29, 2010
Cape Coppermine Landowner's Association
Treasurer Gord McFarlane

Bank balance March 31, 2009	5117.88
Membership dues collected	3350.00
Proceeds from clothing	33.00
Proceeds from fishing tournament	1131.00
Total income	9631.88
<u>Expenses</u>	
Canad Inn's '09	157.50
Website registration	115.00
Beach cleanup and signs	286.30
Cox Morris insurance for 2010	410.00
Operating expenses (bank fees etc)	174.03
Keys recut	414.75
Concrete for boat launch	3472.00
Total expenses	5029.58
Bank balance April 6, 2010	4602.30