

2011 Cape Coppermine Land Owners Association Annual General Meeting

April 28, 2011 at Canad Inn Windsor Park

President Mike Dotoli called the meeting to order at 7:10 PM

Mike advised that to maintain an orderly meeting anyone wishing to speak should raise their hand & give their name. There will be only 1 speaker at a time.

Approval of Minutes from 2010 AGM MOVED by Dave Case and SECONDED by Perry Hopkins to accept the minutes as posted on web site. CARRIED

Treasurer's report read by Richard Rempel - report attached

MOVED by Lucy Rozmus and SECONDED by Don Loewen to accept the Treasurer's Report as read.
CARRIED

Old Business / activities in 2010

Please remember to show respect for neighbours, keep the noise down, keep dogs off the beach, don't speed etc.

- Boat launch upgrade complete. Thanks to Carl Lindgren & everyone for their help
- Fishing Derby was a great success, raised \$1400 for our association
- Cape Coppermine Day, about 130 people attended for great food & fun
- Insurance through MACO coverage is \$10,000 on any buildings & contents owned by the association and \$2 million liability. Deductible is \$500
- Thefts from docks & cottages occurred, let the executive know if this kind of thing happens
- No parking near boat launch and at curve leading into boat launch area

Elections

Vice President: Gump Wiebe agreed to stay on. No other nominations -elected by acclamation

Secretary: Mary Stevens agreed to stay on. No other nominations -elected by acclamation.

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

Director: Perry Hopkins agreed to stay on. No other nominations - elected by acclamation

Director: Carl Lindgren nominated by Charlie Stevens. No other nominations - elected by acclamation

New Business / plans for 2011

We anticipate having approximately \$7550 (balance \$2300 + \$5250 in new dues). Some ideas for this year are:

- Fishing Derby - will be held Saturday, June 11. Proceeds to CCLA. We will need volunteers and donations for prizes. Contact Mike Dotoli at 510-7650 for information.
- Cape Coppermine Day - Saturday July 30 (rain date July 31) Contact Nicole at 667-8222 or barbourhome@shaw.ca for info or to volunteer
- Sand for beach approximately \$750, some will be spread on left side also
- Community dock - improve access to it & possibly extend it
- Play structure cost \$1000 and up depending on size, quality, features,
- Portable toilet \$125/ month includes 1 cleaning /month. \$65 for each additional cleaning. Annual cost \$700-800. A used one is \$600 to \$800. Has to be anchored to concrete pad.
- Improve path from beach to boat launch add wood chips etc. Place rocks to keep vehicles off beach
- Solar light at boat launch would cost over \$3000 therefore not feasible
- Enlarge parking area to allow more room for vehicle & boat trailers
- Website classified section – use for renting / sharing boat slips or to sell anything
- Suggestions from members
 - Extend beach: we have to conform to regulations, may need to move back from shore, not sideways
 - Fire protection: expensive & complex. Derrick Kania volunteered to research this

○ Defibrillator: we had 1 quote for \$2000. Chad Leclaire volunteered to research this
Volunteers needed for many activities, please sign up on sheet being circulated.

Multiple Docking Sites - Dirk Creighton gave a 15 minute presentation including background info. MDS sub committee was formed to get accurate, current, written info from Manitoba Hydro, DFO, Navigable Waters (Transport Canada). The subcommittee recommends expanding MDS 5 & 6 for now since they already have access. Sites 1, 2 & 4 may possibly be developed in future. The current procedure, colour coded map & proposed draft revision were reviewed. The sub committee recommended the following criteria be used to allocate any approved slips

1. Paid up member for current year
2. Developed lots have priority (have a dwelling that complies with RM regulations or building in progress)
3. Undeveloped lots (must pay additional dues for that lot)

If there are more people interested than number of slips available, the board of directors will draw names from a hat.

Applications have been submitted for a 32 slip and a 40 slip plan at MDS 5 and for 14 slips at MDS 6. This would give us **up to 36 new slips**. We are still waiting for final approvals. If this does not go forward this year, all applications will expire and the whole process will have to start again. If you want 1 of the new slips and are prepared to put a deposit if and when approved, put your name on the list tonight. Executive will send a letter to all land owners stating outcome of this meeting and advising that anyone else who want their name added to this list must reply by a given date. Aerial photos and proposed plans for MDS 5 (thanks to Dave Case) and were posted for review.

Questions / concerns from members: proximity of boat slips to beach and safety hazards to swimmers. The 32 slip plan allows 75 feet between beach & slips. The 40 slip plan allows 37 feet between beach & slips. Oil and gas leakage is also a concern. How will we expand beach in future? We may not be able to. There is more demand for docks than beach at present plus we have to abide by regulatory guidelines. Who pays for slips? Anyone that wants a slip pays for it. What about insurance? This is covered under individual slip owners' home owners insurance. What if cottage sells? Slip can go with cottage or owner can sell but slip **MUST** stay with a CCLA resident. 1 member thinks the path to MDS 6 is partly on his property and does not want even more foot traffic. Original approval documents indicate Hydro marked the path & insertion point of dock. Nicole will check with Hydro.

MOVED by Chad Leclaire **SECONDED** by Don Loewen to change the original process for Multiple Docking. 35 in favour, 5 opposed. **CARRIED**

MOVED by Lucy Rozmus, **SECONDED** by Don Loewen to accept the revised "Guide for Multiple Docking Sites for Interior Lots" as posted on the website. 37 in favour, 1 opposed. **CARRIED**

Dirk asked for a vote on which plan is preferred for MDS 5.

12 votes in favour of 32 slip plan

28 votes in favour of 40 slip plan.

If we get approval for both plans we will go with the 40 slip plan.

Open Forum

Public reserves - some would like walking paths cleared. Members have concerns re where exactly they are, safety hazards, liability. Executive will ask the RM to mark them.

MOVED by Dave Case and **SECONDED** by Val Dotoli to adjourn.

Meeting adjourned at 9:15 PM.

Minutes prepared by Mary Stevens

**CAPE COPPERMINE LANDOWNER'S ASSOCIATION
BALANCE SHEET AS OF MARCH 31, 2011**

REVENUE

balance forward as of March 31, 2010	\$	4,799.30
dues-keys	\$	4,193.00
clothing	\$	180.00
horseshoe tournament (family fun day)	\$	35.00
fishing tournament	\$	2,800.00
TOTAL REVUNE	\$	12,007.30

EXPENSES

insurance	\$	410.00
cottage association registration	\$	50.00
website registration	\$	115.00
annual meeting - Canada Inns	\$	181.13
fishing derby prizes	\$	1,400.00
family fun day	\$	196.70
stationary-bank fees	\$	149.41
boat launch	\$	7,118.89
signs	\$	77.28
TOTAL EXPENSES	\$	9,698.41

BALANCE AS OF MARCH 31, 2011	\$	2,308.89
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