

# Grand Lake West Road Corporation Association

**Minutes of the 62nd Annual General Meeting  
Sunday 22 July 2018, 09:30  
Pierre Phillion's Residence, 136 ch H-Vipond**

**Present:** Mike Avon (Vice-President), Kevin Brady (Director, Executive), Gail Brown, Ann Croll (Treasurer), John Croll, Janice Dempsey, Jacques Ferron, Rosaline Frith, Tony Frith, Camille Goure, Suzanne Goure, Kester Hamilton, Aaron Hellard (Director, Executive), Maurice Jetté, David Lafranchise (Secretary), Gaston Launier (Co-chair, Road Committee), Pierre Phillion (Co-Chair, Road Committee), Marc Prud'homme, Bibiane Séguin, Gilles Séguin, Gill Toll, Michael Toll (President).

**1. Welcome and introduction of executive and any new members**

President Mike Toll welcomed members to the meeting, introduced the Executive and thanked Pierre for the use of his garage.

2. **Proxy registration:** no proxies were registered.

3. **Agenda adopted** on motion of Rosaline Frith, seconded by Gill Toll.

4. **Minutes of 2017 AGM:** Approved on motion of Gill Toll, seconded by Tony Frith

**5. Road Report:** Presented by Gaston Launier on behalf of the Road Chairs

1. Gaston noted that 2017 had been a record year in many ways: number of culverts replaced, loads of gravel spread, and emergency repairs required, as well as length of time for which no increase in fees has been required.
  1. The previous contractor declined to renew the contract for snow-clearing, and a new contractor was found.
  2. As proposed in the plan presented at the 2017 AGM the turn-around at the end of Albert Road was enlarged to leave room for dumping snow and still leave room for emergency vehicles to turn around, and seven culverts were replaced.
  3. As approved in 2016 and then deferred because of poor weather, seven culverts were replaced in Fall 2017.
  4. 33 loads of gravel were spread, compared to the usual 15, partly due to the October storm.
2. The severe rainstorm in late October 2017 required over \$6,000 in repairs.
3. The heavy rain followed by intense cold caused a number of culverts to freeze solid, so that run-off flowed over the road.
  1. Daily monitoring and chipping away at the ice avoided hiring a steam truck and saved the culvert at George Avon's.
  2. The road washed out above the culvert in the swamp above Lac à Laurin (Clifford/Mud Lake), and the washout was filled with brush for the winter. Responding to Gilles Séguin, Gaston considered that the only long-term solution to problems with this culvert was raising the road by several feet. Mike Avon noted that he had seen similar washouts on other roads in the area filled with 3/4" clear stone, which seemed to hold but still let water trickle through.
  3. Rosaline Frith suggested that the Executive send an e-mail in the Fall asking residents to rake out leaves and branches from culverts near their cottages, as this seems to trigger blockages. Gaston agreed that this would help, but could not replace regular inspection by the Road Committee.
  4. Noted that three of roughly 30 culverts on the road caused problems last year. No guarantee that others might cause similar problems in future.

4. For 2018 the Road Chairs plan to do only essential maintenance, deferring some ditching and other heavy work to put as much money as possible into rebuilding the Emergency and Special Funds. They expect to spend only \$7,000 rather than the usual \$12,000.
  5. Marc Prud'homme asked whether we could compare expenditure per kilometre with other roads in the area, wondering "how good does the road have to be?" This sparked a general discussion of increased incidents of speeding and dangerous driving, noted especially by walkers and runners. Gaston noted that the aim of the Road Committee was a minimum level of comfort and safety, that the Special Fund was intended only to address sections where blind corners and hills caused concern, not to upgrade the road from its current single-lane nature. The President noted that there was little that could be done about speeders other than improving signage and bringing the issue to the attention of residents, those renting out cottages, and delivery vehicles.
  6. The Road Report was approved on a motion of Jacques Ferron, seconded by Gail Brown.
  7. The President led a round of applause for the Road Chairs.
6. **Treasurer's Report:** Ann Croll circulated a printed report (attached) and reviewed it in detail.
1. Ann noted that Pierre, Gaston and Mike Avon, all working after hours, responded immediately to the storm damage and did all of the work themselves, saving the Association a lot of money that would have been required to hire outside contractors.
  2. Fees: There are now 62 members, paying "summer" dues, of which \$3,100 (\$50) goes towards winter maintenance. 43 members now make regular use of the winter road, splitting the remaining \$12,594 of the cost of winter maintenance. The new snowploughing contract was \$2,700 more than 2016-2017, but the improved service, especially in terms of sanding, was noted generally. Pierre said that the contractor has agreed to renew the contract, but final terms remain to be worked out. Tony Frith asked whether offering an "exclusive contract" (i.e. for the road and all driveways) might be an advantage for the Association and individual residents. The general sense was that a "soft sell" was acceptable, but that forcing everyone to use the same contractor was not a good idea. It was also noted that the Road Association is only responsible for the road, and that private driveways are the responsibility of the individual owners. Last year Kevin Brady collected and forwarded names of owners who wanted a quote from the contractor.
  3. Significant interest was earned on GIC and term deposits until these had to be cashed in to pay for the storm damage.
  4. Road maintenance: the \$19326 reflects the \$7,000 for culvert replacement deferred from 2016. Without this, the expenditure was \$12,000, as it has been for several years.
  5. Road Chairs Expenses: this amount (\$1000, \$500 for each co-chair) was voted some years ago as compensation for time spent negotiating with and supervising contractors. As the Road Chairs now do most of the work themselves, starting in 2018 this fee will be eliminated, and they will be paid a fee of \$30/hour instead. The new amount will appear as a disbursement under Road Maintenance.
  6. Emergency - the cost of repairing the road after the October 2017 rainstorm. \$2000 came from the Emergency Fund, and the balance from the Special Fund, so that no special assessment was required.
  7. Fixed costs (shared equally among all members) Ann noted that Bank of Montreal is now charging fees on our bank account.
    1. Registered letters and Collection Agency reflect the decision, now that both accounts are \$1,000 overdue, to put Solunac and de Rainville into collection. de Rainville has promised to begin repayment, but has already missed the first date. Solunacs continue to refuse to pay, and do not seem to have used their property for some time.
    2. Ann noted that as an association we do not have the power to put a lien against these properties when they are sold, but must try and catch the notary when we hear of it.
  8. The deficit of just over \$13,000 was paid from the reserves noted in the balance under 31 May 2017. For 2018-2019, the Emergency Fund will be restored to \$2,000 using current year funds, and the current bank balance will be ear-marked for the Special Fund. "Overdue fees" are the current amounts outstanding for de Rainville and Solunac.
  9. Ann noted that this is her 19th year as Treasurer.

10. The report was accepted on a motion of Marc Prud'homme seconded by Janice Dempsey.
7. **By-law no. 8: requirement for independent audit:** President Michael Toll noted that an independent audit would cost about \$3000. Members agreed to waive the requirement for an independent audit on a motion of Jacques Ferron seconded by Rosaline Frith.
8. **Nomination and approval of Executive for 2018-2019:** There were no nominations from the floor. The current Executive was re-elected by acclamation on motion of Gilles Séguin, seconded by John Croll. President Mike Toll asked members to consider serving on the Executive in the future,
9. **Work day:** - Sunday August 19, 2018, 09:30 - meet at the forks of Vipond and Denzil Roads. Teams will be formed to trim back brush, clean up litter, etc. An e-mail reminder will be sent closer to the date and if bad weather is predicted another date will be set.
10. **Other business:**
  1. Gill Toll noted that the Lake Association is to send all residents information on recognizing and preventing the spread of Eurasian milfoil, and that green buoys are to be set out to mark existing heavy patches. People are urged to rake up floating bits and place them in the compost or garbage.
  2. Marc Prud'homme noted that the municipality has circulated a request for minor variance for 150 Avon Road, to formalize access to the lake for properties in that area without waterfront, and allow them to put in a dock.
11. **Adjournment:** As there was no other business, the meeting adjourned at 10:35 on motion of Janice Dempsey