

# Grand Lake West Road Corporation Association

**Minutes of the 63rd Annual General Meeting  
Sunday 21 July 2019, 09:30  
Pierre Philion's Residence, 136 ch H-Vipond**

**Present:** Mike Avon (Vice-President), Kevin Brady (Director, Executive), Gail Brown, Bonnie Carisse, Ann Croll (Treasurer), Janice Dempsey, Jacques Ferron, Terry Ford, Rosaline Frith, Tony Frith, Helen Hamilton, Kester Hamilton, Aaron Hellard (Director, Executive), Bonnie Howstrawer, David Lafranchise (Secretary), Gaston Launier (Co-chair, Road Committee), Carmel McGeragle, Chris McGeragle, Pierre Philion (Co-Chair, Road Committee), Rachel Prud'homme, Gillian Toll, Michael Toll (President), Patty Wright, Rob Wright.

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

President Mike Toll welcomed members to the meeting, especially Bonnie Carisse, Chris and Carmel McGeragle, who were attending for the first time. He 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 Gillian Toll, seconded by Ros Frith.

**4. Minutes of 2018 AGM:** Approved on motion of Tony Frith, seconded by Janice Dempsey.

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

1. Gaston noted that maintenance in 2018 was kept to a minimum to help rebuild our finances after the emergency caused by the major storm in September 2017.
2. For 2019, the road budget is back to its usual level, and three major problems will be tackled:
  1. The culvert in the swamp above Lac-à-Laurin (Clifford Lake) will be replaced with a larger (16") culvert recycled from another location, and fitted with a heating coil.
  2. Four loads of coarse gravel were spread at the gate to raise the road during flooding of McGregor Lake. Two more loads of coarse gravel and one of fine will be spread this year.
  3. After a successful test on a small portion, the mud-hole near the main gate will be dug out and back-filled with crushed stone.
3. The balance of the budget will be spent on a number of smaller repairs.
4. Report accepted on motion of Jacques Ferron seconded by Terry Ford.

## **6. Treasurer's Report:** Ann Croll circulated a printed report (attached) and made the following comments:

1. There are now 63 members, as Olivier Filion has purchased the lot at the Forks, 40 members pay full fees for winter maintenance.
2. With fewer than expected winter members, there was a deficit of \$1400 for snowploughing, which will have to be made up in 2020. Mike Avon noted that several people who use their cottages regularly in winter are not paying winter fees, and the question of how to ensure collection was referred to the Executive.
3. Fixed costs remain low, largely due to the municipal program that allows private road associations to buy insurance through the municipality, saving roughly \$1,000 a year, as well as a decision to consolidate our banking with Alterna, and increased use of e-transfers and e-mail.

4. It cost \$322 to settle with de Rainville for unpaid back fees. No settlement has been reached with Solunac, and the amount owing has been removed from the accounts, though there is still hope that some may be recovered if the property is ever sold.
  5. Pierre and Gaston now charge the Association for their work by the hour, rather than taking a flat fee each year, a change that has benefitted the Association this year.
  6. Chris and Carmel McGaregle (new owner of Ms Redlich's cottage) noted the problems caused by lack of a turn-around at the end of the road at Picnic Point (garbage trucks turning, dumping of snow, etc). To speak further with Gaston after the meeting.
  7. Kester Hamilton asked whether more gradings would improve the road. Gaston replied that he and Pierre now considered it better to shift resources from filling small potholes (those less than 8" deep) to grading, and had budgeted for four gradings this year, though the grader is now out of service for major repairs. It was agreed that a load of gravel will be dumped on the spur road leading to the Hamiltons' and that Kester will grade this section of the road himself at no cost to the Association. Responding to Kester's proposal that he be recompensed for work on the road, President Michael Toll stated that any such work would need to be approved in advance by the Board.
  8. The report was accepted on a motion of Jacques Ferron seconded by Terry Ford.
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 Gillian Toll.
  8. Resolved on a motion from the President, seconded by Janice Dempsey, that the **grace period for payment of membership fees** be reduced from three months after the annual meeting to one month.
  9. **Nomination and approval of Executive for 2019-2020:** There were no nominations from the floor. The current Executive was re-elected by acclamation on motion of Terry Ford, seconded by Rob Wright. President Mike Toll noted that Ann has now served as Treasurer for 20 years, and encouraged interested people to speak to him about future service on the Executive.
    1. This "1" should not be here.
  10. **Work day:** - Sunday August 18, 2019, 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.
11. **Other business:**
    1. Rachel Prud'homme reminded people of the importance of challenging strangers on the road, given the number of break-ins and unauthorized boat launchings: do what feels comfortable (e.g. record licence-plate numbers).
    2. Placement of the street light at the main gate is awkward when people are trying to find the intersection (it was originally placed to shine on the gate in the days when the gate was locked). Road chairs agreed to try placing reflectors.
    3. A number of concerns were expressed the Friendly Fires rental property, especially the number of winter renters who are not equipped to travel the Association road and block access because they cannot make it up the various hills: an informal poll suggested that this was happening 2-3 times a week. Ways of getting the message to potential renters were discussed.
  12. **Adjournment:** As there was no other business, the meeting adjourned at 10:30 on motion of Janice Dempsey and Rachel Prud'homme.