



## Minutes of the Annual General Meeting (AGM)

**Saturday, August 12, 2023, at 10:00 AM**

At Camping Val-des-Bois, 115, Chemin Mimeault

### BOARD MEMBERS 2022-2023 PRESENT:

	Jean Côté	President (position up for election)
	Denis Bénac	Vice-président
	Lucie Smith	Secretary (position up for election)
	Bernard Bourdeau	Treasurer
	Noël Cantin	Director (position up for election)
	Henry Patterson	Director (position up for election)
Absent:	Raymond Gagné	Director (position up for election)

### **BEFORE THE START OF THE MEETING**

#### **1. Verification of Attendance Rights**

- Guests do not have the right to vote.
- They only have the rights granted by the assembly: speaking, questioning, observing.

#### **2. Verification of Quorum (minimum of 10 people; we are 17)**

#### **1. Opening of the General Meeting at 10:10 AM. Welcome message from President Jean Côté.**

Jean Côté, President of the Board of the Association of Lake de l'Original Owners since 2022, welcomes the members present and thanks them for being there. As you know, it is that time of the year to meet and discuss recent activities concerning our lake. He thanks Carol Renaud, the owner of Camping, for generously providing the room for our meeting. Welcome to the Annual General Meeting of the Association of Lake de l'Original Owners or LOHA. My name is Jean Côté, and I am the President of the LOHA Board. The Annual General Meeting is an opportunity for the outgoing board to report on the activities and priorities pursued over the past year and to answer your questions. It is also a chance to identify issues of interest to the association members and set priorities for the coming year. Finally, it is also about electing a new board that will represent your interests for the next year.

I would like to introduce the other board members:

Denis Bénac	Vice-president
Bernard Bourdeau	Treasurer
Lucie Smith	Secretary
Henry Patterson	Director of the Lépine Sector
Noël Cantin	Director of the Montée des Amis

Raymond Gagné (absent), Director of the Montée des Amis Sector after 37 years on the lake. He has been involved in the Board and volunteered, for example, the welcome kit for the LOHA. However, his property is for sale, and his position will be up for election.

Please note that Lucie Smith will act as secretary for this meeting and will prepare the minutes. I would like to highlight the 30th anniversary of the association, which received its charter from the General Inspector of Financial Institutions of the Government of Quebec on September 11, 1992.

I would like to present the agenda for today's meeting:

- Reading of the agenda
- We have scheduled a formal question period; however, if you have a question during the meeting about an item that has been presented, feel free to raise your hand and ask your question in the official language of your choice.

## **2. Adoption of the Agenda**

- As presented in the notice
- **Modifications** to the agenda require a majority vote

Proposed by Marc Bertrand, seconded by Rémi Leroux.

## **3. Adoption of the Minutes of the AGM held on August 6, 2022.**

No proposals can be received at this point.

Cannot revisit the previous meeting but can request the addition of an item or a motion.

The president asks everyone if they have read the minutes of the AGM held on August 6, 2022, and to support it if they have read it.

Proposed by Alice Bourdeau, seconded by Noël Cantin.

## **4. Approval of the amended regulations adopted by the board of directors**

a) Addition of Interac payment

Proposed by Jean Bertrand, seconded by Jean-Frédéric Potvin.

b) Marc Bertrand proposes an amendment to item 21 of the election procedure:

- The General Assembly appoints an election president and an election secretary. These two persons may or may not be members of the Association.
- If the chosen persons are members of the Association, they no longer have the right to vote at this meeting.
- In the case of a tie, the election president must cast the decisive vote.

Seconded by Lyne Prévost, supported by Rémi Leroux

## **5. President's Annual Report AGM 2023**

### **5.1. Membership Status for 2023 vs. 2022**

The membership rate was 51% of property owners in 2022. This year, the membership rate is 70% of the 86 property owners. This year, each property owner who paid their annual fee received a feather from the association as a bonus. For the first time this year, we implemented an Interac transfer option, and 12 property owners paid their fees using this method.

## 5.2. Council Activities

The council met six times over the past year: in August and November 2022, and also in May, June, July, and August 2023. Considering each meeting typically lasts two hours, I would like to thank all the council members for their twelve hours of volunteering, which indeed represents only the minimum of their respective contributions to representing your interests during the past year.

## 5.3. Lake Protection and Water Quality

As indicated in the new statutes and regulations adopted today, one of the objectives of the LOHA is to promote the protection of the environment of Lake de l'Original and to work on maintaining the quality of the water of your lake and the value of your property. I would like to give you an update on our efforts to maintain water quality over the past year:

### RSVL (Lake Monitoring Network)

Considering the impact of climate change, which has manifested all around us here at Lake de l'Original over the past year, from forest fires north of the province affecting air quality with several days of warnings for people with respiratory illnesses, to fire bans at Val-des-Bois, to storms much more violent than in the past, we must admit that it is difficult to anticipate how these climate changes will eventually affect our beautiful lake in the future.

For this reason, after a seven-year absence, we decided to resume our commitment with RSVL: the Volunteer Lake Monitoring Network, a unit of the Ministry of the Environment, Climate Change, Wildlife, and Parks of the Government of Quebec. The goals of RSVL are to establish the trophic level of Lake de l'Original and monitor its evolution over time. In simpler terms, it is about tracking the natural aging of our lake. Our immediate neighbors in the region, Lake Argile and Lake Vert, are also members of RSVL. It is important to note that Lake Vert and Lake Argile are facing invasive species such as the Eurasian watermilfoil. Lake de l'Original is a rare gem in the region; it is healthy, and the water quality is excellent year after year. Imagine the impact if a boat that has been on Lake Argile were to land on Lake de l'Original without passing through the mandatory cleaning station?

The cost of our commitment with RSVL is \$120.00 per year. We receive 3 sampling kits with cooler-type containers with prepaid return. Water sampling is carried out three times during the summer: in June, July, and August. Each sample is analyzed in the ministry's laboratories to determine phosphorus levels, dissolved organic carbon, and chlorophyll in the lake.

Results from June indicate that the phosphorus level is low, which is good, that the chlorophyll level is also low, indicating few microscopic algae in suspension, and finally, a low dissolved organic carbon level, meaning the water is lightly colored.

I would like to thank Denis B nac, who took care of the sampling this year and coordinated the submissions with RSVL.

### Microbiological Analyses of Swimming Water

Our second initiative regarding water quality was to conduct monthly tests on swimming water quality. We did not test in June because I was under the mistaken impression that the tests carried out by RSVL included swimming water quality, which is not the case. Therefore, we resumed swimming water tests analyzed by Micro-B laboratories in Gatineau. The cost is \$43.00 for each analysis.

Results for July and August indicated excellent swimming water, grade A with no measurable traces of E. coli.

Again, a big thank you to Denis Bénac for taking care of the sampling and delivering it to the laboratory in Gatineau. Marc Bertrand asked if the tests were taken from the same locations. Denis Bénac confirmed that the June test was done in the center of the lake, the July test (north side of the lake), and the August test (south side of the lake).

### Motorized Boat Registry

To monitor the boats accessing the lake, in collaboration with Camping Val-des-Bois, we have set up a registry for launching motorized boats. We took this measure to obtain more precise data on the comings and goings of boats on our lake.

### Landing at Chemin Gagnon

The landing at Chemin Gagnon is for the exclusive use of owners located on Chemin Gagnon and Sentier des Bois who have a notarial access for launching. To limit access to authorized users only, in May we secured the access. The posts were moved closer to the lake to allow the owners of 168 Chemin Gagnon unrestricted access to their two gates in the fence separating the two properties. The posts were anchored in a concrete foundation. A stronger chain was installed. Unfortunately, one of the chain's fixings was forced in June, making the posts unstable and allowing anyone to access the landing. The chain was repaired in July and is now more resistant. This will allow us to limit access and avoid possible problems in the future.

Following the securing of the landing, I have been contacted by several property owners seeking the key for the lock. If you are a property owner residing on Chemin Gagnon and need a key for the lock, please note that the President of the Association of Lake Owners (APLO) has spare keys.

I would like to thank Henry Patterson for all the work done to secure the landing on Chemin Gagnon. Henry donated the sonotubes, cement, and chain. I also thank the Bougie family from 164 Chemin Gagnon, who generously provided the posts (which are now covered by cement pillars) and the original chain we have used over the past years to secure the launch area. Marc Bertrand informed us that there is another access for launching kayaks or paddleboards, and it is also notarially documented. We need to work together; for example, a visitor can bring in a water tube and nautical equipment. We must ensure that everyone has cleaned their motorized or non-motorized boat. The President informs us that the municipality of Val-des-Bois is concerned and aims to raise awareness. We must be aware of the Eurasian Watermilfoil. Luc Maheux notes that we are fortunate to have a private lake. The muskies attract fishermen. We need to ask questions and it is our responsibility. Lucie Lavictoire mentions that non-residents are arriving via Chemin

Lépine. Henry Patterson proposes having a sign in English in addition to the French one. Seconded by Christina Vanhorn-Cantin. Each owner should be responsible and deny access to their guests or other outsiders. A property owner on Chemin Gagnon mentions that we, the lake owners, want to keep our personal belongings secure but wonders if nautical equipment, life jackets, etc., should be cleaned at the campsite. President Jean Côté confirms he will raise this issue with Carol Renaud.

#### Culvert on Route 309

We have a volunteer (Jean Bertrand) who regularly works to ensure that the lake water flows freely through the various obstacles leading the watercourse to the Lièvre River. The first obstacle is a small culvert that crosses the road leading to the campground, and the second obstacle is a larger culvert that crosses Route 309 at the southern edge of the municipality of Val-des-Bois. In May, Denis Bénac, the Vice-President of APLO, joined Jean Bertrand to clean the natural debris (branches and grass) that accumulates in the mesh of the culvert on Route 309 and affects the free flow of the watercourse. This cleaning proved important in helping stabilize the lake's water level following snowmelt and ice thawing on the lake.

The good news is that the Ministry of Transport of Quebec modified the structure in July to remove the Frost-type fencing and replace it with simple posts, allowing better water flow and passage of small obstacles. Once again, a big thank you to Jean Bertrand and Denis Bénac for their dedication.

#### Lake Level

Jean Bertrand shows his gauge, which he keeps on the side of his dock, indicating that the current level is comparable to 2013. There is more water coming in than going out, and the level is higher than in April 2023.

### **5.4. Social Activities**

The first APLO photo contest took place last fall with a submission deadline of October 31, 2022. We received a total of 28 submissions. All images were anonymized and sent to the jury via email for a "blind" evaluation. Each photo was assessed for its technical value (composition, framing, exposure, focus) and artistic value. Congratulations to the winners: 1st place: Martine Frenette, 2nd place: Anne-Marie Côté, and 3rd place: Denis Bénac. Winner Martine Frenette received a 16 x 20 framed enlargement of her photo.

A big thank you to Lucie Smith and Denis Bénac for organizing the contest!

We also held a 2023 season opening BBQ on Saturday, June 24, at the homes of Jean Côté and Bernard Bourdeau. This event brought together 24 participants who enjoyed hamburgers, salads, and non-alcoholic beverages generously provided by APLO. We took the opportunity to present the first samples of the association's promotional products. Bernard Bourdeau and I would like to thank our wives for their valuable help at this wonderful event.

The second social activity, the famous Poker Run, took place on Saturday, July 22, around the lake in non-motorized boats. We had a total of 41 participants this year, a decrease from the previous year. Weather forecasts and a conflict with another social

event at the campground affected the number of participants. A total of \$270.00 in prizes was distributed among the top three places. This is the only activity that brings together lake owners with residents of Camping Val-des-Bois on the beautiful lake we all share and helps build connections among all the lakeside residents. A big thank you and congratulations to this year's organizers: Lucie Smith and Denis B nac and the entire team of dedicated volunteers.

The third social activity is scheduled for this afternoon. It will feature a pontoon parade followed by floating "Happy Hour" festivities.

### **5.5. Association Website**

Last fall, we launched the association's first website. This communication tool allows APLO to have an online presence to inform the community about our mission and priorities. This new tool also enabled us to refocus our Facebook presence on purely social aspects and to move the APLO governance documents, such as meeting minutes, to the APLO website.

Another advantage of setting up the website is the creation of three new email addresses specific to the organization: [president@lacadlorignal.org](mailto:president@lacadlorignal.org), [info@lacadlorignal.org](mailto:info@lacadlorignal.org), and [admin@lacadlorignal.org](mailto:admin@lacadlorignal.org). This now allows us to receive annual membership fees via Interac transfers, which is easier and more reassuring. I, Jean C t , have utilized my pre-retirement work expertise for this.

### **5.6. Promotional Material**

To enhance the sense of belonging and create a community spirit, we undertook this year the creation and ordering of promotional materials and tools highlighting Lake de l'Original. We ordered pens that were given with the 2023 membership cards, mugs, and T-shirts, which are sold at cost price. The President specifies that there is no profit from these sales. After our meeting today, during the BBQ that will follow, you will find the materials available for purchase.

### **5.7. Governance in Both Languages**

APLO publications are made jointly by the president and the secretary. Lucie Smith thanks me for translating documents (minutes and agendas) from French to English, which are published by our association. To make our Facebook page more dynamic, she prepares invitations to activities and posts with photos to promote APLO activities to members.

The common goal is to: "Keep our beautiful lake healthy!".

### **5.8. Conclusion**

When I was elected President in August 2022, I mentioned to the board of directors that I intended to pursue three initiatives during my term:

1. Establishing a website for the Association
2. Adopting a graphic image representing the association to be used for the website, correspondence, and promotional products such as T-shirts, caps, pens, etc.

3. Publishing a directory of Lake de l'Original owners based on the well-known geographic map of the lake printed on white or green paper. The 2023 edition of the owners' directory will be available at the BBQ following the meeting.

I am proud to inform you today that I have fulfilled my commitments to the board of directors and hope that I have represented your interests well over the past year.

## **6. Treasurer's Financial Report**

Bernard Bourdeau presents the financial statement from August 1, 2022, to July 31, 2023. Revenues: membership fees: \$1,200.00, Desjardins rebate \$3.40, for a total of \$1,203.40. Expenses: social activities: \$689.79, water tests and RSVL register: \$243.98, promotional materials (posters, samples, website, and key): \$691.18, and office supplies, photocopying, and bank fees: \$140.18, totaling expenses of \$1,765.13. Cash on August 1, 2022: \$5,522.50 and cash on July 31, 2023: \$6,419.77, resulting in a deficit of \$561.73. Copies of the report can be requested from Bernard Bourdeau. The deficit in membership fees for 2022-2023 raises a question from Egidio Nascimento, who asks for an explanation of the deficit. Jean Côté and Bernard Bourdeau confirm that there is no deficit in the account and that deposits were made yesterday. Jean Côté explains that he paid for promotional tools with his credit card. Revenue from the sale of promotional tools is forthcoming. Also, Lucie Lavictoire notes that previously, expenses incurred for the Poker Run were deducted from the receipts of that activity. Jean Côté reminds everyone that the goal is to promote APLO through activities or sales of promotional tools. Denis Bénac proposes increasing the membership fee to \$25.00 instead of \$20.00, considering this year's deficit.

Supported by Jean Bertrand. Alice Bourdeau proposes to support the financial report, seconded by Marc Bertrand.

## **7. Miscellaneous**

### **7.1. Jet Ski Disruptions on the Lake and Motorized Boats**

Lyne Prévost calls for civic responsibility regarding noise pollution from jet skis and emphasizes that boats should stay in the middle of the lake. Debbie Lewis reports that jet skis create waves and also violate the code of ethics. Marc Bertrand reminds that the association should not legislate boat use. We need to adopt sound management among residents. On August 5, 2023, there was an article in the *Presse* about aquatic dangers. Henry Patterson suggests trying to respect everyone and informing owners that if regulations are not followed or dangerous conduct occurs, they can take videos and send them to the Sûreté du Québec. It's important to address concerns directly if witnessed and to follow up.

## **8. Question Period**

- a. Christina Vanhorn-Cantin highlights the importance of printing documents in both French and English. A proposal for sending a bilingual code of ethics by Christina Vanhorn-Cantin is supported by Debbie Lewis.
- b. Lyne Prévost proposes reducing the speed limit to 70 km/h on Route 309 at the beginning of Chemin Lépine. Jean Côté mentions that a comprehensive study was already completed by the Quebec Ministry of Transport a few years ago.
- c. Christina Van Horne proposes a winter activity such as skiing or others in February.

## 9. Election of the Board of Directors (CA) for the 2023-2024 Year

### *Vacant Positions on the Board*

There are 5 board positions up for election. Thank you all for getting involved with me.

Jean Côté nominates Marc Bertrand as election president, supported by Jean Bertrand.  
Lucie Smith nominates Lyne Prévost as election secretary, supported by Denis Bénac.

### *ELECTION FOR THE POSITION OF PRESIDENT, Term Ending 2025:*

Jean Côté, nominated by Alice Bourdeau, supported by Lucie Lavictoire.  
Jean Côté accepts and is elected as president for two years.

### *ELECTION FOR THE POSITION OF VICE-PRESIDENT, Term Ending 2024:*

Denis Bénac, nominated by Bernard Bourdeau, supported by Christina Cantin.  
Denis Bénac accepts and is elected as vice-president.

### *SECRETARY POSITION, TWO YEARS, Term Ending 2025:*

Lucie Smith, nominated by Henry Patterson, supported by Noël Cantin.  
Lucie Smith accepts and is elected as secretary for two years.

### *DIRECTOR POSITIONS (3), One-Year Term:*

Noël Cantin, nominated by Denis Bénac, supported by Rémi Leroux.  
Henry Patterson, nominated by Bernard Bourdeau, supported by Christina Cantin.  
Jean-Frédéric Potvin, nominated by Jean Côté, supported by Lucie Smith.  
Noël Cantin accepts and is elected for one year.  
Henry Patterson accepts and is elected for one year.  
Jean-Frédéric Potvin accepts and is elected for one year.

## 10. Adjournment of the Meeting at 11:30 AM on August 12, 2023

Jean Côté invites the members present and their families to join the BBQ that will be served at 11:30 AM or noon. He thanks the members for their attendance, his fellow board members, and wishes everyone a great end of summer.

Proposed by Denis Bénac, supported by Marc Bertrand, the meeting is adjourned at 11:30 AM.

### **The Board of Directors for the 2023-2024 year is composed as follows:**

		<u>Duration</u>	<u>Years ending</u>
Jean Côté	President	2 years (1 year left)	2025
Denis Bénac	Vice-President	1 year	2024
Bernard Bourdeau	Treasurer	2 years	2024
Lucie Smith	Secretary	2 years	2025
Noël Cantin	Director	1 year	2024
Henry Patterson	Director	1 year	2024
Jean-Frédéric Potvin	Director	1 year	2024

### *Attendees at the AGM of August 12, 2023, by name and address:*

Luc Guindon                      322, Route 309  
Lyne Prévost                      322, Route 309



Luc Maheux	324, Route 309
Marc Bertrand	364, Route 309
Bernard Bourdeau	372, Route 309
Alice Bourdeau	372, Route 309
Jean Côté	374, Route 309
Debbie Lewis	374, Route 309
Lucie Smith	344, Chemin du lac de l'Original
Denis Bénac	344, Chemin du lac de l'Original
Bill Lowthian	352, Chemin du lac de l'Original
Jean Bertrand	362, Chemin du lac de l'Original
Jean-Frédéric Potvin	168, Chemin Gagnon
Egidio Nascimento	134, Chemin Gagnon
Marco Lavoie	154, Chemin Gagnon
Sylvie Boucher	154, Chemin Gagnon
Marc Proulx	162, Chemin Gagnon
Martine Drouin	162, Chemin Gagnon
Chantal Bougie	164, Chemin Gagnon
Chantal Bougie (invitée)	sans droit de vote
Henry Patterson	206, Chemin Lépine
Lucie Lavictoire	109, Montée des Amis
Rémi Leroux	109, Montée des Amis
Noël Cantin	141, Montée des Amis
Christina Vanhorn-Cantin	141, Montée des Amis
Noël Cantin (invité)	sans droit de vote