



Minutes of the meeting of the board of directors (CA)

Saturday, September 9, at 10 a.m.

Henry Patterson, 206, chemin Lépine, Val-des-Bois

Are present:

Jean Côté	President
Denis Bénac	Vice-president
Bernard Bourdeau	Treasurer
Lucie Smith	Secretary
Henry Patterson	Director
Jean-Frédéric Potvin	Director

Missing: Noël Cantin Director

1. Opening of the meeting at 10:04 a.m. by President Jean Côté

The president welcomes everyone and points out that this is the first meeting in 2023-2024 and the last in 2022-2023. He welcomed Jean-Frédéric Potvin, new director.

2. Adoption of the agenda

Proposed by Denis Bénac, seconded by Jean-Frédéric Potvin

3. Adoption of the minutes of the Board meeting of August 5, 2023.

Proposed by Jean-Frédéric Potvin, seconded by Bernard Bourdeau

4. Return to the board of directors meeting of August 5, 2023.

a) Interventions by the President concerning motorized boats and damage to shorelines on our beautiful lake

Jean Côté sent an email to property owners on Chemin Gagnon on August 12 to inform them that two "Jet Ski" style personal watercraft had entered their land by tenants of their chalet. This intervention was made following complaints from some residents regarding the speed and dangerous driving of certain personal watercraft whose drivers were driving dangerously and did not respect the boating safety code. This non-compliance can be the cause of accidents and contribute to damaging the shoreline and threatening animal life on the lake.

b) Membership card sales

Jean Côté confirms that we had an excellent membership rate of membership card sales for the year 2023 for a total of 72% corresponding to 62 of the 86 owners compared to 51% of owners in 2022. This year, each owner who paid their annual subscription received a bonus pen from the association. For the first time this year, we implemented an Interac transfer option and 12 owners paid their dues using this method and believe that this number will increase in 2024. Jean Côté thanks and congratulates all the members of the board who sold the cards.

c) List of suppliers and merchants

Henry Patterson is working on the current project. Denis Bénac suggested that he add the merchant of the septic tank emptying company Gascon to his list of suppliers.

5. Brief report and follow-ups following the AGM of August 12, 2023

Jean Côté confirms the importance of maintaining the documents with the salient points at the AGM in English and French, following observations and comments from residents. We are a private lake and we must make the distinction with notarized access on Chemin Gagnon. This gives us a lot of power for the future and will guide us in making decisions to maintain the health of our lake. Henry Patterson asks to continue to promote that we are a private lake. Jean Côté adds that 3 highlights emerge: 1) our lake is private 2) the adoption of new regulations with the addition of new regulations to the code of ethics 3) the membership card will increase from \$20.00 at \$25.00 and the sale will take place from May to the end of July 2024. Online payment was appreciated and yielded good results as did the transparency of our communications with residents. The president confirmed the sale of 62 cards including 12 by Interac out of a possible 86 cards.

Denis Bénac took care of the reception and the sale of cups and sweaters before and after the AGM. Thanks to Marc Bertrand for serving as election president and to Lyne Prévost for serving as Election Secretary at the AGA. The President's report for the year 2022-2023 was sent to members by email and posted on the website. Lucie Smith, secretary, published a montage of text and photos to summarize the AGM on the Facebook group "L'Écho du lac de l'Original".

6. Report on LOHA activities:

a) *Pontoon parade – 4 to 6 (August 12 postponed to August 19, 2023)*

We had 4 pontoons including 25 participants and 3 pontoons docked in this activity which had to be postponed from August 12 to 19 due to rain. This activity was appreciated and we intend to put it back on our agenda next summer. In order to publicize the postponement of the activity, Jean Côté published an invitation on Facebook for August 19. Also, in order to share this event, Lucie Smith published a montage of photos and videos of this activity which took place in a context of cloudy weather.

b) *"Potluck" potluck dinner (September 2, 2023)*

The closing activity of the season took place on Saturday, September 2, 2023, at the home of our hosts Jean Côté and his wife Debbie Lewis together with Bernard Bourdeau and his wife Alice. Around twenty residents participated and it allowed us to exchange ideas and meet other residents who had not been able to make time for previous activities. Lucie Smith, secretary, takes the opportunity to thank our hosts as well as Alice and Bernard Bourdeau for covering the costs of purchasing wine and cheeses. An invitation in both languages was published by Jean Côté on Facebook after the AGM. Participants brought dishes, food, cold meats and non-alcoholic beverages in order to share a meal in a friendly atmosphere. This activity will be continued. The potluck and the wine and cheese the last of August. Therefore, avoid Labor Day for more availability of residents. For the opening BBQ it won't be at St-Jean either. The campsite will publish the activities at the beginning of January and at the first board meeting in May, we will choose the dates for the 2024 activities.

7. Water and transparency tests for RSVL and also for bathing water (Micro B)

Denis Bénac carried out the tests according to the protocol on August 20, 2023 and everything was sent by DICOM. We are awaiting these August results for the RSVL and the final results will be available to the public probably in October or November 2023. The results from June 18 (chlorophyll a, phosphorus and dissolved carbon). Phosphorus below 7 is not worrying. Phosphorus 5.6, is of human nature such as soaps, septic tanks and erosion of the riparian strip. Better quality and to support the results Jean Côté prepared and presented an Excel table to present it at the AGM on Saturday August 12, 2023. The first water test with Micro B, at a cost of \$43.00 per unit was made on July 19 for bathing water. The results of the water tests at Micro B, the second and last test this

year, allow, for example, to know if there is the presence of E. Coli (Escherichia coli) and to know the rating of the bathing water.

The results during the report of August 23, 2023, confirm an excellent result (A rating) with an Escherichia coli of 1. Micro B (3 tests in 2024). Denis Bénac, informed that he will not repeat the taking of the 3 samples at RSVL from the summer of 2024, so the CA will have to recruit a replacement. However, he informs all his colleagues at the CA that he will continue to take samples for bathing water for the 3 tests (June, July and August) at Micro B. He informs that he will not charge any costs for transport like he never did.

8. Sale of mugs and sweaters

Denis Bénac confirms that he sold around 4 cups and a few vests at the AGA. We have 9 cups out of 72 left to sell and the sale was a success around the lake. Excess cups will be sold or donated later. Concerning promotional tools, the feathers given to members when renewing their membership card were appreciated. Jean Côté received the “T-shirts” and we will be able to sell them to members at the AGM and also perhaps take other orders. The model that was ordered is the gray one with the logo (front) and the photo of the lake (behind). The cost of \$20.00 is accessible to everyone but many are waiting for other orders for gray “T-shirts” in the wide range. LOHA board members proudly wore their vests during the AGM which helps to foster a bond of belonging and promote our association.

9. Photo competition, sponsorships and publication, ends September 30, 2023

President Jean Côté confirms that he has received some photos to date. Lucie Smith confirms that she will make a slideshow of all the photos (winning and non-winning) which would encourage residents to participate in the future. The prizes will be awarded to the winners after the deliberation because the competition will end on September 30.

10. Miscellaneous:

10.1 Membership card update

Lucie Smith and Denis Bénac confirm to us that they went to Bureau en gros on Thursday September 24 because they are the ones with competitive prices. Lucie Smith confirms that the cost is \$18.95 (taxes not included) for a quantity of 100 cards printed on standard cardboard (white or color) single-sided. When a company or association registers for the “Privilège de Bureau en gros” program, the printing attendant confirmed to us that we will have 250 free cards. So we suggest getting 300 or 400 printed for spring. Lucie will develop the membership card and have it approved by the LOHA Board of Directors before printing. Jean Côté proposed 1000 white colored logo cards on a white background and Henry supported the proposal.

10.2 Lake cleaning on August 29, 2023

Lucie Smith and Denis Bénac shared photos of the trash they found in the lake and recovered with fishing nets. According to them, the majority of people pick up their objects to prevent them from flying away. Denis Bénac published in the Facebook group “L’Écho du lac de l’Original”. Henry Patterson suggests putting an announcement on our website every two weeks for cleaning by volunteers. In Quebec, Jean-Frédéric Potvin tells us that cleaning can be done by student volunteers. Jean Côté thanks Lucie and Denis for their initiative.

10.3 Project of a table for phosphate-free products and revision of the code of ethics

Lucie Smith mentions that she will do research to update product data available in product form. Also, she suggests adding parts to the code of ethics such as instructions for good conduct for kayaks, paddle boards, swimmers, pedal boats, kayaks, etc. One page cheat

sheet with important contacts as a one page cheat sheet to put on the fridge. We need to work on nautical safety by adding links like the Sûreté du Québec.

10.4 Watercraft inventory for Labor Day 1st September 2023

Jean Côté received an email from a parent regarding the incident with his teenager which contributed to the death of a loon. There were residents who complained during the summer about several dangerous behaviors from personal watercraft drivers. Jean Côté has received calls or emails from some disgruntled residents. Henry Patterson mentions to his colleagues on the board that we must make a responsible and vigilant intervention as a group without a member of the board having to intervene alone. The majority of lake residents indicated during the LOHA AGM on August 12, 2023 that they were fed up with their dangerous behavior and contravened the code of ethics, the preservation of the banks and the safety of all. Jean Côté supported Denis Bénac's intervention in the presence of his partner Lucie Smith. There was a phone call made by Denis Bénac to the father to explain to him the issues of the code of ethics and to understand that it is important to adopt respectful behavior that does not compromise the safety of everyone on the lake. . The father was understanding and highlighted the work of the LOHA board of directors for the health of Lac de l'Original. Henry Patterson recalls the importance of being able to warn people but in the joint presence of a few members of the board.

Jean Côté reminds everyone that as members of the Board of Directors we must remain impartial and must advise when residents request or complain about the procedure to follow. We need to tell them in the case of dangerous behavior that they can do this: 1) take a video of the incident or dangerous behavior; 2) show the parent the video to justify non-compliance with the code of ethics; 3) in the case of a recalcitrant person, a resident can call the Sûreté du Québec by providing them with a supporting video. It is not the CA who contacted the SQ but the responsibility of each owner. Jean Côté clarified the approach to residents present at the AGM on August 12, 2023 and also in several communications via the Écho du lac de l'Original group and by emails to LOHA members.

10.5 Pleasure boating limits (Government of Quebec)

Quebec has its own process published on the Federal website and also municipal affairs procedures. The city of Val-des-Bois can act and intervene on the speed limit and the obligation to clean your boat hull. This summer, we lost two trees and there is a problem with bank erosion. For example, Lake St-Augustin has limited the speed on the lake to 55 km/hour and added buoys. Several years ago, a former president of the Board of Directors approached the city. Jean Côté's concern is to suggest that we begin the process now. He confirms to us that he will speak about it to André Beauchamps, president of the CA at Lac de l'Argile and that he will approach councilor Adolf Hilgendorff and another councilor Jean Laniel who is a firefighter in Val-des-Bois. In order to find out the owners' opinions, we will carry out a survey of residents in winter 2024 which will be sent by email by Jean Côté.

10.6 Launching boats at Camping Val-des-Bois

There are people who came down with addresses from Montreal because 2 to 3 intruders came to fish according to the consultation of the launching register at the campsite. Jean Côté proposed a solution which consists of a laminated card that we will give to each owner to present to the receptionist at the campsite. With the barrier at the end of Chemin Gagnon it will really help limit entries and perhaps consider having another one next year for another access between 144 and 146 Chemin Gagnon.

10.7 Suggestion of an online store (Web store)

Henry offers a website to sell promotional products and they will be delivered to the door. Example: boat disinfectant, sweaters, cups, boat equipment etc. Jean Côté replies that we

will see again. Henry Patterson suggests finding another supplier and will later suggest companies to have competitive prices. Jean Côté asked Henry to provide him with more detailed proposals. For the moment, the CA by mutual agreement has not retained this suggestion.

10.8 Jean Côté attended the AGM of the Association of Owners for the Protection of Argile Lake

This association is a member of the Fédération québécoise des lacs \$55.00 per year because they received subsidies and must file a tax report (entry and subsidies) because they installed buoys for a channel and they must purchase insurance and have public and Facebook bulletin boards for posting. A golf tournament raised \$8,000 to help collect 6,000 kg of watermilfoil and she has a riverbank inspection program. He informs us that we could have the possibility of liability insurance for the members of the board of directors at a cost of \$300.00 like at Lac de l'Argile which can protect us if there is a problem that requires the services of a lawyer. .

11. Date of next meeting

Saturday May 4, 2024 at 10 a.m., at Lucie Smith and Denis Bénac's home

12. Adjournment of the meeting at 12 p.m., September 9, 2023,

Proposed by Jean Côté, seconded by Jean-Frédéric Potvin

Lucie Smith, Secretary