

LRSA Executive Meeting Minutes

January 28, 2025

Meeting Hosted Virtually

In Attendance:

Evelyn Dean (President)
Len Rhodes
Bob Clement (Vice President)
Nathalie Sauriol (Treasurer)
Ian Wilcox (Secretary)

Regrets:
Brent Flanakin

Agenda

1. Review and Approve December 13, 2024 Executive Minutes and September 7, 2024 AGM Minutes.

Moved: Len

Second: Ian

Carried

Ian to post approved minutes to web site ASAP.

Bob is waiting for a call from Cade Insurance regarding participation in a membership "Incorporation Education Session." Bob has information from FOCA regarding incorporation but has not reviewed it yet.
AGM Minutes edits will be sent by Evelyn.

AGM Minutes to take to AGM for approval:

Move: Bob

Second: Len

Carried

2. Review of 2023/2024 Annual General Meeting Recommendations

- A. Members to get an email with a link whenever minutes are posted. Also committed to posting an executive meeting schedule if possible. In practice Evelyn will email the membership whenever a meeting has been scheduled.
- B. Introduced the need for a future discussion of how much members should contribute annually for future road reconstruction. Needs to be a topic at next year's AGM. A Discussion Paper with options will be developed and presented as part of next year's AGM. Ian has offered to lead this effort.

- C. Members agreed the Executive should look into options for stronger enforcement (e.g., incorporation, undertakings) while still maintaining a sense of cooperation and community.
- A special incorporation education session has been proposed for the membership to hear advice and ask questions (see Dec 13 minutes).
 - Bob also has received information from FOCA and needs time to review.
 - The Mississippi Lakes Association has information regarding incorporation on their web site and a discussion with their Executive may be helpful.
 - The Executive understands incorporation has lots of nuances beyond enforcement (e.g., audited financial statements, by-law updates, financial software , etc.) that will have to be explored and weighed against our needs.
 - Evelyn and Bob will lead a sub group to determine how and when this education session could be implemented.
 - Reminder that Michael Stahr (sp?) can be a resource for a session.
- D. The Executive is to ensure an email is sent to new residents regarding our web site and by-laws, either as a link or attachment. It appears there are no laws or rules that require disclosure by real estate of our Association business and costs. Further, there is no requirement for real estate to disclose our Association's annual fees. This issue may factor in to incorporation discussion.

3. Treasurers Report and Discussion

- Add "South" to bank name if possible. (Nathalie will check status)
- Ensure use of LRSA email rather than personal email accounts for memberships: e.g., WIX, GoDaddy, Google Meets, insurance, e transfers, etc. (Nathalie to develop list)
- A new Association email address has been created and it is registered with the bank and linked to bank app.
- \$20K has been re-invested in a GIC with TD Bank. This includes a fourteen month term and is non cashable. That leaves a ~\$22K bank balance which is reasonable for cash flow and in-year expenses.

- Questions arose about the need for an Association credit card. We would likely need to have a dedicated reserve to protect the bank against loss. e.g., a minimum bank balance. Nathalie will look into a card for the Association
- There is still one member with outstanding dues. Nathalie will investigate further. Evelyn will make first contact to try and encourage payment.

4. Status of WIX subscription

- Ian to investigate a longer term WIX subscription for cost savings (web site development and hosting service). Suggested he also look into status and cost of our domain name through GoDaddy.

5. Current Road Maintenance Issues

Snowplow and Driveway Expenses

Road Snow Removal Costs:

- Reserve \$5,963.56 + Dues ~\$4,600= \$10,563
- Expenses to date: Nov/ Dec. (18 days) \$1,932.30+ Jan (27 days) ~\$2,565= \$4,632
- Balance =\$ 5,931
- Have basically spent the 2024/2025 budgeted amount as of today, now rely on reserve for the remainder of the winter.

Driveway Snow Removal Costs:

- Dues ~\$5,200
- Expenses to Date: Nov/Dec (14 days) \$2,926.70- Jan (17 days) ~\$3,145= **-\$871**
- Cost is ~\$14.25/trip per driveway- Budget allows for ~28 trips/ year
- Ian and Nathalie to draft email explaining to members that additional payment will be needed to cover driveway snow removal expenses for this year.

6. Centreville Parkette Update

- The issue has been discussed at two municipal council meetings. Impression/ opinion is the municipality is reluctant to deal with the matter.

- Brent Flanakin has assembled historical documents regarding Lot 38 and is arguing that ownership goes back to the Trussler Family. If that position is accepted by the municipality, Brent would donate the Parkette to the municipality for public use and the rest of Lot 38 would be offered to individual property owners who front the property. Another landowner has also claimed ownership of the parkette as well. It appears there is no clear historical ownership meaning future control of the property will likely be determined as of yet undetermined legal proceedings.
- A comment was made that while the LRSA should be kept up to date regarding this issue, the future of the road and/or access to our properties via the road is not in jeopardy.

7. Adjourn

Meeting Action Item Summary

1. Evelyn to email future meeting dates to members for their information.
2. Ian to draft a “discussion paper” for discussion at the AGM regarding options for annual dues to fund future capital (road resurfacing).
3. Evelyn and Bob to lead a subcommittee to develop an incorporation education session for the membership.
4. The Executive will email links to our web site and by-laws to any new property owners.
5. Nathalie will pursue various tasks related to Association finances including:
Adding “South” to our account name, use of new LRSA email address for all Association financial business, consideration for a LRSA credit card and, following up with members regarding outstanding dues.
6. Ian to investigate WIX and GoDaddy expenses.
7. Ian and Nathalie to email members regarding additional funds required for driveway snow clearing from this past winter.