

**Lakeshore Road South Association
Annual General Meeting Minutes
November 25, 2020 via Zoom**

Note: The full AGM agenda package including all reports is included at the end of these minutes.

Members Present: Dave Kearns, Brent Flanakin, Len Rhodes, Val Brodrick, Ian and Paula Wilcox, Evelyn Dean, Bob Pugsley, Ted Cash, Tom Fellows, Bob and Joanne Clement, Chuck and Marj Stevens

1. Welcome and Introductions:

Ian Wilcox welcomed members to the 2020 Lakeshore Road South Association AGM. He introduced the Executive and roles for the night's meeting including:

Notes: Joanne Clement
Zoom Host: Ian Wilcox
Chair: Evelyn Dean

2. Review of the Agenda

Ian Wilcox reviewed the agenda and asked if there was any additional business. There was none.

Evelyn Dean assumed the role of Chair for the meeting and confirmed members had received the agenda package including the draft minutes from the 2019 AGM.

Evelyn called for approval of the 2020 AGM agenda and the 2019 AGM minutes:

Moved by: Ian Wilcox
Seconded: Len Rhodes
Carried.

3. Review and Approval of Statement of Financial Position

Evelyn Dean noted two errors and corrections; one in the statement of financial position and one in the draft budget (both are described in the discussion below). An email disclosing those errors was sent to members earlier on November 25th.

Len Rhodes presented the statement of financial position noting our current balance of \$49,923.85 with those funds committed for FOCA membership dues, insurance, snow removal, future capital and the pending road resurfacing project. Len noted an error in the blank balance reported for Sept 1, 2019. The report indicates a balance of \$31,449.37 and the correct figure is \$31,449.51.

A question was asked regarding the amounts dedicated for road resurfacing and erosion repairs. Len replied that money collected for road resurfacing during the past two years (\$1,500 per property) totals \$32,500. Any money collected for the erosion

repair is not included in this financial summary since it was collected after our Sept. 1 fiscal year end date.

A suggestion was made that future presentations of the Association's financial position should include a breakdown of amounts allocated to specific categories of expenses rather than just total revenue. There was agreement to make this change in future reports.

A question was asked regarding when cheques for the erosion project would be returned to members. The plan will be for the Association to hold the cheques until the municipality confirms the project will be paid through property taxation. Once that is finalized, cheques will be returned. Anyone who paid by e-transfer will also be reimbursed.

A question was asked about whether or not the cost of cold-patch was included as an expense. Len replied that our current financial year is August 31- September 1 meaning this year's cold patch expense will appear as part of the 2021 financial statement.

Motion to Receive the Statement of Financial Position

Moved by: Paula Wilcox

Seconded by: Chuck Stevens

Carried.

A subsequent question was asked regarding the status of the \$4K received in e-transfers. Two e-transfers were received Sept. 3rd and so are not reflected in the balances presented (after our Sept. 1 year-end). As of today the Association's bank balance is \$53,029.29 including the e-transfers. Those e-transfers will be reversed once the municipality passes the special benefiting y-law for payment of the erosion project.

4. LRAS 2019/ 2020 Year in Review

Joanne Clement presented the LRSA 2019/ 2020 Year in Review Report. (See the agenda package for her comprehensive report).

In addition to Joanne's report, Evelyn noted the final invoice for the Erosion project was submitted to the municipality with the total being just over \$131,000 which is less than the \$160,000 originally estimated. The municipality has yet to pass the special benefiting by-law that would authorize repayment through our property taxes over the next ten years but this is expected to be addressed early in the new year. Members will be notified regarding specifics as soon as we hear from the municipality.

Ian addressed a previous question from Brent Flanakin regarding repayment options for the erosion project. The municipality indicated that there would be a minimum payment each year for the ten year repayment term however members can choose to accelerate

those payments if they wish (e.g., pay the whole amount in one year, or over five years, etc.).

There was a question and some discussion regarding the status of the Odnokon property and whether or not they would participate in paying for the erosion project. The understanding of the executive is that any property that is accessed via Lakeshore Road South would be required to help pay for the erosion project. It is understood the Odnokons have chosen to not be members of our Association as their primary access is from Lakeshore Road North however further discussions are needed to understand if they will continue to use Lakeshore Road South as a secondary access and whether or not emergency services would access their property via our road. The municipality may have input as well based on criteria to be applied through the repayment by-law.

Bob Clement offered praise and thanks for the erosion project contractors given the quality of the work, its completion during the construction timing window, their efforts to keep the road open during construction, and the fact the project has already performed as hoped through two fall storms.

Joanne asked whether the erosion project final amount included applicable taxes. Evelyn confirmed that was the “final” amount so we assume taxes are included.

5. Proposed Activities and Budget for 2021

Ian Wilcox presented a draft budget and activities proposed for 2021.

Ian noted 2020 and 2021 will in all likelihood be the busiest and most expensive years in the history of this Road Association.

Activities: Three projects are proposed for 2021 and will be managed by three committees. Committee work is new for our Association but endorsed by the executive so that we may better share the work load, better use the talents of our membership, and allow others to participate beyond the executive. The three projects/ committees are:

1. By-Law Review (Val and Bob C. to Chair)
2. Road Signs Committee (Joanne and Evelyn to Chair)
3. Road resurfacing Committee (Len and Ian to Co-Chair)

Each of these projects require funding. As such, Ian followed this discussion with presentation of the 2021 draft budget.

Ian apologized and noted an error in the proposed total annual dues per lot. An amount of \$425 was indicated however the correct figure is \$447. All other figures are correct. Ian reviewed the budget's line item expenses and costs per property. Our insurance is provided through FOCA membership, signage is a new line item for one or two years, and future capital allows us to build a fund to offset future large capital expenses, like road resurfacing.

Driveway snow clearing is included in the budget but is not direct Association business. The Association administers this service given the same contractor is used however it is the choice of each member as to whether they want this service or not. Driveway costs have been reduced to \$797 per property. It was noted that a Municipal subsidy of ~\$2,300 is provided to the Association. This funding has been vulnerable in the past so we are appreciative that the municipal support continues.

The road resurfacing project was discussed specifically. The single quote we've received to date was \$93,000 which is far higher than expected. The budget as presented will not be adequate to cover that expense. The Road Resurfacing Committee may have to consider a funding model in addition to the construction specifications and tendering. It is assumed that road resurfacing will require funding in addition to the amount included in the proposed budget.

Questions:

1. What is the deadline for Association dues? Answer: End of December.
2. How can we pay?- Answer: Ideally an E transfer or cheque.
3. Is the \$49,000 in our account dedicated for road resurfacing? Answer: about \$32,000 is ear marked for road resurfacing. The rest is for snow removal, insurance and FOCA.
4. Will the \$3,450 of 2021 future capital (\$150 per property X 23 properties) be added to the road resurfacing budget? Answer: Yes, however the road resurfacing project is large enough that another Association meeting will be convened before a final decision is made.
5. Are we proceeding with the \$93K+ road resurfacing quote or looking for other pricing? Answer: The Road Resurfacing Committee will be exploring other contractors and quotes.
6. What work was included in the \$93K resurfacing quote? Answer: Pulverize current road surface, regrade road (including adding new base gravel where needed), plus a new surface treatment (either tar and chip or asphalt), with blending at existing paved driveways for a seamless transition. The Committee will explore if this scope of work is required or if there are options to reduce costs.

Activities List Moved by: Ian Wilcox
Seconded by: Dave Kearns
Carried.

2021 Budget Moved by: Tom Fellows
Seconded by: Ted Cash
Carried.

Confirmation of Acts- It was noted that this item was missed on the formal voting list so email votes were not received.

Moved by: Brent Flanakin
Seconded by: Tom Fellows

Carried

Executive Elections

No new names or expressions of interest were received prior to the AGM. Current executive committee members were willing to let their names stand for 2021. These include:

Bob Clement
Joanne Clement
Val Brodrick
Evelyn Dean
Len Rhodes
Ian Wilcox

Moved that the names listed above be appointed as the LRSA Executive for 2021:

Dave Kearns

Seconded by: Brent Flanakin

Carried.

Committee Volunteers:

Tom Fellows made a suggestion asking that all committee meetings be open to the membership regardless of whether or not they are formal committee members. Ian supported Tom's idea. The more people involved, even ad hoc, the greater the likelihood of full membership participation in decisions and executive leadership.

It was agreed that all committee meeting times would be shared in advance with the membership and include an open invitation to attend.

Other Business:

1. A question was asked regarding efforts to encourage a stop sign at Centreville Road intersection. The municipality seems to have no interest at the moment however this issue can be considered as part of the signs committee efforts.

Motion to adjourn: Ian Wilcox

Annual General Meeting for the Lakeshore Road South Association
Wednesday, November 25, 2020

When: Wednesday, November 25, 7:00- 8:00 pm

Where: Due to the COVID-19 Pandemic and in-person meeting restrictions, this year's Lakeshore Road South Annual General Meeting (AGM) and will be held virtually via Zoom using the following link:

Topic: Lakeshore Road South AGM

Time: Wednesday, Nov 25, 2020 at 7:00 PM

Join Zoom Meeting

<https://zoom.us/j/93711464802?pwd=cnpJNndOaDVBS1JxZWxPaDBiMy9tUT09>

Meeting ID: 937 1146 4802

Passcode: 168259

If joining by phone only, use any number below:

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

If you have not used Zoom before and wish to attend the meeting, all that's needed is a home computer, laptop, iPad or smart phone that has a video camera and microphone. (see email for additional information on how to download Zoom on you phone, computer or tablet/ipad).

Once you have downloaded the zoom app, to join the meeting simply click on the link above or on the email and then enter the passcode. If unable to join by video, you also have the option to call in by telephone.

*****Alternatively, those unable to attend the AGM due to scheduling conflicts or other reasons will be able to vote on decision items through email in advance of the meeting. All email votes must be received no later than noon, November 23rd. (See Voting Sheet page 15 of this AGM package. *****

The AGM is your opportunity to:

- Review the work done by the Executive on your behalf,
- Review the Association's financial position,
- Discuss planned activities and approve a budget for the upcoming year,
- Raise concerns, ask questions or provide suggestions, and
- Confirm your interest in helping the Association through membership on committees or being elected to the Executive.

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AGENDA

- Introductions
- Review and Approve the Agenda p. 2
- Review and Receive the Minutes of 2019 LRSA Minutes p.
3-6
- Review and Approve the LRSA's current Statement of Financial Position. p. 7
- Review the work of the executive over the past year. p.
8-10
- Review and Approve the list of proposed activities and budget- 2020-21. p. 11-12
- Review and Approve Confirmation of Acts (General approval of the decisions and actions of the Association during the past year). p. 12
- Election- Confirmation of an Association Executive for 2020/ 2021 (Six members in total, five positions available for renewal this year)- p. 12-13
- Committee Appointments- Reviewing of volunteers and others interested in working on the following committees:(p. 13)
 - a. By-Law Review and Update Committee. p. 13-14
 - b. Road Signs Committee
 - c. Road Resurfacing Committee
- Voting Sheet p. 15
- Other Business
- Adjourn

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2019 AGM Minutes

**Lakeshore Road South
2019 Annual General Meeting Minutes
September 7, 2019
3:00 pm**

Present: David Allan, Bob Pugsley, Evelyn Dean, Valerie Brodrick, Joanne and Bob Clement,
Len and Nancy Rhodes, Brent and Nancy Flanakin, Marg and Chuck Stevens, Ted and Cheryl Cash, Michael Bester and Lori, Luke Dunn, Ian and Paula Wilcox

Host: David Alan

1. **Welcome and Introduction** - Ian welcomed everyone, thanked the hosts and we introduced ourselves to the new road member. He introduced the executive, reviewed the mandate of the association and the role of the members

2. **2019 Agenda and 2018 Minutes** - these were circulated.
Motion to approve the 2019 Agenda
Moved by: David Alan
Seconded by: Nancy Flanakin
Motion carried by all

Motion to approve the 2018 minutes as written
Moved by: . Mike Bester
Seconded by: Cheryl Cash
Motion Carried by all

3. **2018/19 Year in Review** - Joanne presented an update of the past year's activities:
 - Prepared a letter to the new Municipal Council regarding our subsidy, the tendering process concerning Municipal Road resurfacing contracts and our historical agreements with the town
 - Communication and coordinations with Municipal Officials and Staff, contractors and suppliers to develop a workable plan for our road's drainage and resurfacing requirements.
 - Communication with Chris Juniper, Snow Removal Contractor, to finalize costs for the 2019/20 winter and to confirm that he does carry the insurance required for liability to protect his staff and our residential properties
 - Individual concerns of homeowners, re snow removal, were discussed and necessary changes in services were arranged.
 - Investigated the possibility of incorporating our association and it was decided that this was not necessary for our organization at this point in time.

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- Ongoing discussions with the Municipality regarding Road ownership and stewardship
- from the bend in the road at Bester's to the stop sign at Centreville Road
- Renewal of FOCA membership and Association Insurance issues
- Produced documents to make our financial expenses and decisions, clear, accountable and transparent for all members.
- Set up e-transfer capability
- Published new website: Lakeshoreroadsouth.com
- Maintained an accurate contact list for residents
- Developed meeting agendas and kept minutes, developed draft proposals, final proposals
- Maintain correspondence with members regarding dues, snow removal and capital expenses
- Compiled a package available to members which includes the Bylaws, Budget, Financial Position Statement, Member's contact list and meeting minutes
- Bylaws were finalized
- Correspondence with the Municipality and information posted on the website was vetted
- Repaired the fence at the dead end to prevent snowmobilers from using our road as a thoroughfare
- Sent a letter addressed to all candidates in the 2018 Municipal Election with the goal of reminding current Councillors and educating prospective Councillors about the maintenance and funding of our Private Lakeshore Road south in its historical and current context. Content included reference to our high rates for Municipal Taxes, our compliance with the Municipality request for us to form a formal association with its own Liability insurance and the funding of the maintenance of our road to ensure the safety of everyone using the road. We addressed the demographic fact that cottages were being changed into permanent homes and as the goal of the Municipality is to attract new families to the area then they must continue to fairly service all roads lived on by those paying Municipal Property taxes. We requested that all future negotiations with the Municipality of Meaford and its Road Associations regarding road maintenance and repair and delivery of service continue to be arrived at through collaboration with the goal of arriving at fair and equitable solutions for all

In addition to the above stated activities undertaken by your executive the following issues were also addressed:

- LRSA Drainage plan was developed and completed. This included culverts and ditching
- LRSA road resurfacing plan was developed with the involvement of the Municipality and contractors
- Pot hole filling has been organized for this week
- Future budget items were discussed including admin costs of website maintenance, office supplies and signage types and costs.

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- Maintenance of Dead End to include better signage and possibility of a gate to deter motorized traffic from LRN to LRS was discussed.
 - Signage: speed limits, private road, directional sign to LRN, No Parking and Dead End were discussed
 - Possibility of a Stop sign on the North Side of Centreville at the intersection of Lakeshore Rd and Lakeshore Rd. North was discussed. It was brought to our attention that Dave Kearns had approached the Municipality with this request in the past and no action was taken by the Municipality
 - Driveway access to Rob Gardener's corner lot from LRS to LRN was discussed . The municipal address is Lakeshore Rd. North. Access from LRS needs to be addressed. Through traffic is the concern
 - Distribution of winter snow removal fees was discussed and a plan formulated to create fairness for all
 - Collection of dues owing was discussed. Liability for those owners in arrears was discussed
 - Composition of 2019 executive was discussed. Terms for directors were discussed as directed by mandate in 2018 AGM Minutes.
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4. **Bylaws** - Evelyn asked everyone to consider whether they wanted any changes to the way we operate or whether if there is anything missing in the bylaws, to bring it up prior to an annual meeting. Usually something in the bylaws changes only if a member brings up an issue. Bylaws reflect the way we operate so need to be up to date. Everyone was satisfied with the current state of the Bylaws
5. **Statement of Financial Position** - Len passed out the financial statement - see attached
6. **2019/2020 Proposed Activities and Budget** -Evelyn reported the potholes are to be filled by LRSA members on Monday as the municipality is dumping a load of coldpatch. Ian presented a Budget going forward. See attached. Questions were entertained.
- Motion to approve the proposed budget**
Approval by: Mike Bester
Seconded by: Chuck Stevens
Motion carried by all
7. **Confirmation of Acts** - Each year we confirm the act taken by the Executive during the past year.

I move that all the acts, contracts, by-laws, proceedings, appointments, elections, payments enacted, made, done and taken by the Executive of the Lakeshore Road South Association or in the Annual Reports of the Lakeshore Road South Association be and the same are hereby approved, ratified and confirmed.

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Moved by: Mike Bester
Seconded by: Bob Clement
Motion Carried by all

8. **Elections** - Ian reviewed the plan to ask for 3 new volunteers each year to carry on the work. Bob Clement was nominated by Joanne Clement. Bob is willing to let his name stand, all are in favour, carried.

9. **Other Business** -

- Question: - what happened with the stop sign issue at Centerville Road?
- There was a suggestion for a couple of speed bumps on the road.
- Question about what is happening behind the properties behind the Clements
- Suggestion that LRSA become joint owner of the road along the water

10. **Adjourn** Motion to adjourn by: Bob Pugsley

Financial Report Sept 1, 2018- Sept 1, 2019

LAKESHORE RD S. ASSOCIATION		
FINANCIAL REPORT 2018/2019		
1 SEPT 2018 BANK BALANCE		\$ 11167.15
REVENUE: COLLECTED FROM RESIDENTS	\$ 334.39	
ROAD MAINTENANCE	\$ 2500.00	
INTEREST	\$ 6.59	
TOTAL	\$ 3597.39	1/ \$3597.39 = (#47141.5
EXPENSES: TIRE MOLE REPAIR	\$ 448.00	
CAR INSURANCE	\$ 1328.94	
KNOTT FOUNT (MINS)	\$ 226.00	
FOCA	\$ 195.00	
WY (WICKITA)	\$ 155.50	
KNOTT FOUNT (BANKING)	\$ 951.15	
C. J. BOYD (BANK CLEARING)	\$ 911.70	
TOTAL	\$ 20875.99	-(#20875.99 (#22215.5
7 SEPT 2019 BANK BALANCE		\$ 120215.5
INVOICED CREDITORS:		
PAYMENTS COLLECTED	\$ 775.00	
PAYMENTS PAID TO US	\$ 775.00	
EXPENSES	\$ 9141.70	
(30 TRIPS ROAD + DRIVEWAY (2.2551 TAX)		
(16 TRIPS ROAD ONLY (2.165 1 TAX)		

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Motion to approve the Agenda (page 2)

Moved by:

Seconded by:

Motion to approve the minutes as provided from the Sept 7, 2019 AGM (Page 3-6)

Moved by:

Seconded by:

Financial Report September 1, 2019- Sept 7, 2020

Prepared by Len Rhodes

September 1, 2019	Bank Balance		\$26,265.58
Revenue	Collected From Owners	\$28,876.00	
	Road Subsidy	\$2560.00	
	Interest	<u>\$13.51</u>	
	Total	\$31,449.37	\$31,449.37
Expenses	Cade Insurance	\$1358.64	
	FOCA	\$195.00	
	Snow removal	\$6237.00	-\$7791.24)
	Total		\$49,923.85
	remaining		
September 1, 2020	Bank Balance		\$49,923.85
	Payments Collected-	\$8650.00	
	Snow Expenses winter 2019-20	\$6237.60	

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	(21 trips Road and Driveway)	\$235.00 plus tax	
	(9 trips Road only)	\$65.00 plus tax	

Move to accept the 2019-2020 Financial Report as provided above in this document.

Moved by:

Seconded by

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LRSA 2019/2020 Year In Review

Prepared By Joanne Clement

Your executive has been very busy in the past year dealing with the issues of:

- Road Ownership
- Road Membership
- Shoreline Reconstruction
- Road Reconstruction
- Signage
- Constitutional Changes

Road Ownership: Ownership of the road in front of 184 LRS by Tom and Beverly Ingoldsby is confirmed . **It is privately owned by the Ingoldsbys'.**

Ownership of the road from 190 LRS (Kearns)to the bend in the road at 211 LRS (Bester) **has not been established** for now. The Municipality's stand on this currently is 'We do not own it, therefore you as an association must take responsibility for it until such time as our lawyers can determine ownership". This could be a lengthy process as the researchers have to go back generations. We will keep you informed if and when we hear anything.

- **LRS is privately owned from 211 LRS (Besters) to 239 LRS (Fellows).**

On MAY 7,2020 we received documentation from Kirsten Morris, Municipality Planning Department. She stated "Parts 10 and 11 Reference Plan # 16R3455 are now one conveyable parcel" These were street numbers LRS 238 and LRS 240. For our purposes this means that these two lots formerly belonging to Don Wilson and Rob Gardner are now one lot with their official access onto Lakeshore Road **North**. The current owners, the Odnokons, have informed us that they will no longer be renewing their LRSA memberships. They will use their northern access as their only access. We are saddened to lose them as members but understand and support their decision. They will remain great neighbours to all of us on the road.

Shoreline Reconstruction:

As a result of increased water levels and storm activity in Georgian Bay our LRS Association has undergone a very lengthy consultation process with the Municipality regarding the protection of our access road. This was an excruciating process which required diplomacy, thorough research and tenacity from your executive.

I am very pleased to be able to report the we have been successful in securing a "Special Benefit Loan" through the municipality. Homeowners, through a designated levy on their property tax bill, will repay the loan . The terms of this loan are currently being negotiated.Each property owner will pay the exact same tax levy as everyone else. Property assessments, size and value will not affect this levy.

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This is a first for the Municipality of Meaford and we should be proud of the leadership we provided. The municipality was not aware that this process was available for private associations. We worked with the Planning Department, engineers, lawyers, Municipal Council and Municipal Staff to arrive at this solution. It is a win /win solution for all involved and we were recognized by Council for our collaborative attitude throughout this negotiation.

I would be remiss if I did not give special recognition to Evelyn Dean for her leadership role in this endeavour. Ian was very diplomatic and guided all negotiations with his Statesmanship Like presence, and Bob Clement who unearthed the current legislation which allowed us to move forward with our appeal. Thank you also to Len and Val for doing their due diligence with regards to all aspects of this process. We met formally, informally, on the road in all kinds of weather with masks and social distancing and at times braved the worst weather Mother Nature could throw our way.

Road Reconstruction:

✿ This item was put on hold until all shoreline reconstruction was completed. We are currently obtaining quotes from local contractors. The goal is to proceed when things dry up in the spring.

A ‘Pot Hole Party’ was held on October 17th. The following ‘Cold Patch Gang’ worked to fill all of your pot holes! Bob estimated to the last shovelful the perfect amount of cold patch required. Brent offered his truck and trailer and after 11/2 hrs of backbreaking work the job was completed ! We wore masks and social distanced, as much as possible. Thank you to the following gang members:

● Tom Fellows, Mo Solomon, Ted Cash, Bob Clement, Joanne Clement, Chuck Stevens, Bob Pugsley, Evelyn Dean, Floyd Wilcox, Val Brodrick, Len Rhodes, Brent Flanaken and Dave Kearns and his grandson.

Constitution Changes:

Over the course of the year, it became apparent that we need to engage our membership in a comprehensive review of our bylaws. This will be addressed in the 20/21 year.

Signage:

At every executive meeting signage was mentioned. It is clear to all of us that we need new visible signage which sends strong messages to those choosing to use our road.

We have sourced one locally owned sign making company which can produce high quality signs, any size, any colour, any messaging at very reasonable prices.

We are requesting at least two association members to join a team whose goal is to create signage to enforce the privacy of our road and establish guidelines for the public’s use of our **private property**. We welcome everyone’s ideas.

Please inform Joanne or Evelyn if you are interested.

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In conclusion I can state that we have had a busy and very productive year. Our road access has been secured, our relationship with the Municipality has been strengthened and

we continue to enjoy the beauty and peace provided to us in this beautiful location. We remain a strong, dedicated and collegial group of neighbours and we look forward to the 2020/21 Year with much confidence.

Regards from your 2019/2020 LRS Executive
Ian Wilcox
Joanne Clement
Evelyn Dean
Len Rhodes
Val Brodrick
Bob Clement

Recommended Plans for the Association for 2020-2021

2020/2021 Proposed Activities

The creation of three ad hoc committees is proposed for 2021. One committee will review and recommend updates to the Association's By-Laws, a second committee will recommend new road signage, and a third will coordinate the road resurfacing project. Committee participation is voluntary and open to all Association members. There are no limits to membership. All committee work is expected to be completed by the end of 2021.

PLEASE CONSIDER VOLUNTEERING FOR ONE OF THE FOLLOWING COMMITTEES:

- 1. By-Law Review and Update Committee-** Examples recommended for updates include:
 - Proxy and email voting
 - Revised quorum
 - Electronic Meetings
 - Road damage fees from construction and deliveries
 - A general review of all by-laws

- 2. Road Signs Committee.** -Suggestions from past meetings as examples:
 - speed limits
 - liability/ use at own risk
 - dead end road
 - no turn-around available
 - no parking- private property
 - pick up pet waste
 - summary of house numbers

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3. Road Resurfacing Committee

This committee will review proposals and seek additional quotes as necessary to recommend a contractor for the pulverizing, grading and resurfacing of the road in the Spring of 2021. Recommendations are to be brought forward to the executive committee regarding possible financial implications and if there would be a need for an additional levy for all property owners, as the amount to complete the work appears to have gone up substantially since the original quotes were undertaken 3 three years ago.

Recommended Draft Budget Based on Planned Activities

Prepared by Ian Wilcox and Len Rhodes

Draft 2021 Budget

Expense	2019/2020	Proposed for 2020/2021	Difference
Road Snow Removal	\$175	\$200	\$25
Insurance	\$82	\$65	-\$17
FOCA	\$13	\$10	-\$3
Signage	\$0	\$22	\$22
Future Capital	\$150	150	0
Total Dues per Lot	\$420	\$425	\$27
<i>Optional Driveway Snow Removal</i>	<i>\$425</i>	<i>\$350</i>	<i>-\$75</i>
Total Dues Including Optional Driveway Snow Removal	\$845	\$797	-\$48

Note:

1. The previous two years experience was used to better estimate snow removal costs, however much depends on the severity of the winter.
2. The municipality provides our Association with an annual subsidy of approximately \$2,300.
3. A new “road signs” category has been added to support this project in 2021.

**** Future capital costs** (mainly road resurfacing) are being kept at \$150/ property however this may have to be adjusted mid-year.

A **Road Resurfacing Committee** will be formed as part of this year’s AGM to coordinate plans for this year’s road resurfacing project. Many questions remain that could affect this project’s budget and it is possible a special Association meeting will need to be called in the New Year with a revised budget:

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- Three written quotes have been requested from contractors. One has been received to date which is more than twice the expected amount (total of \$93,000).
- One contractor has suggested we modify our project to eliminate the pulverizing and grading of the existing road and instead simply repair holes and apply a new surface treatment on top. This has to be explored in terms of cost savings and life expectancy.
- The Executive questions if this dramatic increase in price is the result of our project now being a “stand alone” as opposed to part of the municipality’s broader resurfacing tender as it was in the past. If so, this may be grounds to again approach the municipality (politicians) to plead our case based on excessive cost and have our project added back in as part of the municipality’s work. This approach would delay the project by another year and it’s uncertain if the municipality would support our request.
- Different surface treatments may have to be considered (from a return to gravel, to asphalt).
- As more information is received, you will be updated.

Motion to approve the proposed program and budget for 2020-2021 as described on pages 10 -11

Moved by:

Seconded by:

Confirmation of Acts

Confirmation of Acts - Each year we confirm the acts taken by the Executive during the past year.

I move that all the acts, contracts, by-laws, proceedings, appointments, elections, payments enacted, made, done and taken by the Executive of the Lakeshore Road South Association or in the Annual Reports of the Lakeshore Road South Association be and the same are hereby approved, ratified and confirmed.

Moved by:

Seconded by:

Elections and Committees

Your help is needed to ensure our Association continues to work in the best interests of all property owners on Lakeshore Road South. Please consider the following opportunities to contribute:

To be eligible any Association member in good standing (i.e., you paid your membership in 2020) is eligible to volunteer for one of the five available executive positions. Since

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these are elected positions, **we would appreciate your expression of interest by end of day November 14th.** As a reminder, the Association operates with six executive positions, five of which are up for renewal this year. (If needed, the current Executive is willing to continue for one more year, however new members and ideas are encouraged). At its first executive meeting following the AGM the executive will appoint the roles of President, Vice-President, Treasurer, Secretary, and two members “at large.” No experience or specific expertise is required, just a willingness to help. We typically meet six (or so) times per year with meetings lasting 1.5 hours, including chit-chat.

A Call for Nominations for the Executive Committee was sent to all owners on November 1 and again on November 11. Five (5) positions of the Six (6) were open for nomination. The following are the names of Nominees received by November 16, 2020 for the Executive of LRSA for 2020-21

Nominations are:

- Robert Clement, Joanne Clement, Ian Wilcox
- Val Brodrick, Len Rhodes, Evelyn Dean

Motion to confirm the following names as members for the LRSA Executive for 2020-2021

- Robert Clement for 1 year
- Val Brodrick, Joanne Clement, Evelyn Dean
- Len Rhodes, Ian Wilcox

Moved by:

Seconded by:

Volunteer for one of Three New Committees

Three new committees are proposed for the upcoming year. We are seeking volunteers to assist with these short term projects. No experience is necessary and there are no limits to committee membership. An executive member will be selected to sit on each committee as well. Please consider volunteering.

The following are the Members offering to assist as of Nov 15, 2020 for the three committees:

Bylaw Review and Update Committee

- Robert Clement
- Val Brodrick
- Beth Fellows

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Road Sign Committee

- Joanne Clement
- Evelyn Dean
- Brent Flanakin
- Tom Fellows

Road Resurfacing Committee

- Tom Fellows
- Ian Wilcox
- Len Rhodes
- Evelyn Dean

Any additional volunteers welcome- let us know your interest.

Other Business

-open discussion

Motion to Adjourn:

Moved by:

Seconded by:

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VOTING SHEET

Below you will find a Voting Sheet to be used at the Annual General Meeting.

There is one vote cast for each member. “A member is defined as a representative (18 years or older) of each individual property owner where the only road access is onto the private road between Centreville Road and 239 Lakeshore Road South. A 'Member' is a person whose Membership is in good standing. To be in good standing, members shall have paid the membership fees for the relevant year.” **from LRSA Bylaws**

If you are attending the AGM by Zoom, please feel free to use this sheet as a guide. You will be voting live via zoom.

If you are unable to attend, please use the voting sheet below using these instructions:

- Familiarize yourself with the package sent to you on November 16.
- Complete the voting sheet. Your vote will be counted when we vote on November 25th.
- Send the completed voting sheet to valbrod@icloud.com or evelyndean545@gmail.com by no later than November 23rd.

Items To Be Voted On

- A. I approve the 2020 AGM agenda. (page 2) Yes_____ No_____
- B. I approve the 2019 AGM minutes. (page 3-6) Yes_____ No_____
- N.A. _____
- C. I approve the financial report for the year 2019-2020 as listed on page 7 of the AGM package forwarded to me on November 16th, 2020.
Yes_____No_____
- D. I approve the proposed Association activities as listed on pages 10-11 for 2020-2021. Yes_____No_____
- E. I approve the budget for 2020-2021, provided as described on page 11-12 of the AGM package sent to me on November 16, 2020. Yes _____
No_____
- F. Six (6) members constitute a full Executive. Five (5) Executive members' positions are up for renewal for your executive 2020-2021. Robert Clement currently serving one more year. (See item on Page 13.)

Please confirm your agreement of the following 5 nominees for the Executive

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-Val Brodrick, Joanne Clement, Evelyn Dean, Len Rhodes, Ian Wilcox.

_____Yes

_____No_____