

LRSA Executive Meeting Agenda and Minutes February 26, 2026

Meeting Hosted Virtually

In Attendance:

Evelyn Dean (Chair)
Bob Clement (Vice- Chair)
Nathalie Sauriol (Treasurer)
Beverly Ingoldsby
Aaron Curtis
Brent Flanakin
Ian Wilcox (Secretary)

1. Review Nov. 25/25 Executive Meeting Minutes

No concerns or changes.

Moved By: Robert C.

Second: Nathalie S.

Carried

Action: Ian to confirm Aug. 14/25 minutes are posted to the web site.

2. Road Maintenance Committee Update

Snow plowing and sanding coordination has worked well this winter. Chris Juniper's plowing services have been prompt and effective with no complaints from members, save and except one comment that plowing seemed unnecessary on at least one occasion. A discussion with our snow contractor reinforced the need to prevent a thick snow base from accumulating which would turn to ruts during a melt, hence the need to ensure new snow is cleared.

Sanding:

Bob C. has been the lead for winter sanding requests with Aaron C. and Ian W. as back-up. Bob suggested we may want more structure around sanding decisions given the cost/trip.

Action: It was agreed the Road Maintenance Committee would take responsibility for appointing an annual lead person for sanding decisions/ requests and two other residents to verify any decision.

Bob attended a Centreville Road Bridge Reconstruction public meeting and shared our concerns and suggestions for improved signage (an all-way stop), as well as raising the issue of mailbox access during construction. Following discussion it was determined the Executive will share our signage concerns in writing and further, that Bob will raise the mailbox access concerns directly with postal staff.

3. Winter Plowing Costs to Date

2025/26 Driveway Snow Plowing

Each member who chooses this option pays \$400 up front for the winter season. In the past this was sufficient to get through the season (but not last year). Each single driveway clearing costs the individual property owner \$20.

So far this year:

Dec= 10 Driveway Clearings: $10 \times \$20 = \$200/\text{member}$

Jan= 15 Driveway Clearings: $15 \times \$20 = \$300/\text{member}$

So, as of the end of January the original payment of \$400/ driveway was already overspent by \$100. Any shortfall will be invoiced to the property owners at the season's end.

2025/26 Road Snow Plowing

2025/26 Plowing Budget: \$6,210

December= 13 trips= \$1,469

January= 20 trips= \$2,260

Expenses to date: \$3,729 leaving a balance of \$2,481 at the end of January.

General Road Maintenance and Impacts Due to Construction

Two under-road culvert crossings have "sunk" during the winter leading to significant dips in the road. These culvert crossings will be reassessed in the spring.

4. Finance Update

TREASURER REPORT

Feb. 26, 2026

1. FINANCIAL POSITION

Sum of Balance	Fiscal Year		Grand Total
Category	2025	2026	
Annual Maintenance	\$-	\$997.02	\$997.02
Driveway Snow Removal (Optional)		\$3,516.00	\$3,516.00
Federation of Ontario Cottage Associations Membership (FOCA)	\$-	\$-26.45	\$-26.45
Future Capital Reserve	\$29,828.83	\$8,992.66	\$38,821.49
Liability Insurance	\$-	\$-72.12	\$-72.12
Road Snow Removal and Sanding	\$-	\$941.06	\$941.06
Grand Total	\$29,828.83	\$14,348.17	\$44,177.00

Annual Budget 2025/26	Amount
Annual Maintenance	\$1,610.00
Federation of Ontario Cottage Associations Membership (FOCA)	\$299.00
Future Capital Reserve	\$6,256.00
Liability Insurance	\$1,564.00
Road Snow Removal and Sanding	\$6,210.00
Grand Total	\$15,939.00

2. BANK SUMMARIES AS OF FEB. 11, 2026

Banking: \$23,487 (including 2,000 in an investor account for the credit card)

GIC: \$20,690 (coming to maturity March 10th)

Total: \$44,177

3. GIC interest on 20K in 1 year was \$ 690, which was at 3.45% for 15 months

4. GIC options as GIC maturing on March 10th:

- Simply renew with compound interest for 18 months at **2.70%, or \$ 843.00**

- b. Or alternative special offers from TD below (down side is locking \$ for 3yrs)
 - i. TD Canadian Banks GIC for 3 years, giving a minimum of **3.5% or max of 18%** (**\$2,249- \$ 13,300**)
 - ii. TD Canadian Banking & Utilities GIC for 3 years, giving a minimum of **1%, max 25%** (**\$627- \$ 19,720**)
- 5. TAX RETURN FILING from Gov. of Canada website: FYI only
 - The organisation will only have to file an NPO information return if:*
 - it received or was entitled to receive taxable dividends, interest, rentals, or royalties totalling more than \$10,000 in the fiscal period*
 - the total assets of the organization were more than \$200,000 at the end of the immediately preceding fiscal period (the amount of the organization's total assets is the book value of these assets calculated using generally accepted accounting principles)*
 - it had to file an NPO information return for a previous fiscal period*
- 6. ROAD SNOW UPDATE
 - a. Baymount sanding/time: \$310.75. Used 3x as of Feb. 11
 - b. Road/time: \$100 (Dec 20x, Jan 13x)
 - c. Driveway/time: \$280 (Dec 10x, Jan 15x)
- 7. EXPENSES UP
 - a. FOCA from \$282.50 to \$299.45
 - b. Cade insurance from \$1471 to \$1500
 - c. Road snow removal \$95/time
 - d. Driveways \$185/time
 - e. Baymount \$225 (2022) to \$311
- 8. MUNICIPALITY GRANT
 - a. The LRSA expenses for 2024-2025 was emailed on Dec. 1, no answer yet
 - b. Emailed back again Feb. 21

Nathalie asked the Executive if we should renew our GIC for a three year term and get higher interest or leave it as an automatic renewal for one year and have better liquidity.

Action: Evelyn suggested we take this question to members at the AGM.

Question regarding municipal subsidy: LRSA has not received the annual municipal subsidy (typically ~\$2,400) from last fiscal year. Evelyn suggested a meeting with municipal staff to share the history and justification.

Action: Ian and Nathalie will arrange a meeting with municipal staff.

5. Friday's Planned Road Closure for Hydro Pole Installation: Options

A timing window has been confirmed by Hydro between 9:00-11:00 am Friday morning. This will be communicated to all residents so they can plan trips accordingly.

6. Dead Trees Along Shore

Bob and Aaron will assess.

7. Brodrick Memorial Bench Repair

New slats have been cut and are ready for spring installation.

8. Other issues

March 27 or 28 Hydro will be at Curtis' and may affect traffic flow. Aaron will provide details once confirmed.

9. Next Meeting

Evelyn will send an email with possible future meeting dates.

Adjourn