

Executive Meeting September 20, 2021

Present: Steve Owen, John Lafranier, Al Dodington, Steve Leis, Dave LeGault, Nancy Dickson

Meeting Agenda

- 1) Financials and confirm proposed changes to annual fees
- 2) Renter's committee
- 3) Appointment of new board members

Meeting Minutes

1) Steve Owen reported that the email sent to membership on September regarding GLPOA 2021 Capital Plans and General Expenses received one query for justification of increase in road fee

Discussion amongst the executive followed with the conclusion that an increase to \$1500/lot was necessary as the current fee of \$1000 is not a sufficient cash flow to fund road expenses and special assessment funds are currently being used to cover the deficit

Also, \$1500 should allow to build adequate reserve for projected increase in road costs for 2022; Al Dodington is estimating \$16,000 road expenses vs the current year's expenses of \$12,000. It is difficult to estimate cost for snow removal and possible increase in sand expenditures

As well, it was noted that the lot fee has been \$1500 in the past

2) Steve Owen proposed that the Road Committee report be presented before the Treasurer's report at the AGM

Conservation Committee report by Jeanne Lafranier and Matthew Ives has indicated a Code of Conduct has been developed re: Renter's Committee

Al Dodington asked for "action" going forward and proposed that the Renter's Committee include non-renters as well; mention was made of renters bring in boats and concern regarding invasive species

Gate proposal will be presented and a decision needs to be made regarding moving forward. Discussion that followed included that the original sliding metal gate is too expensive with other current expenses; automatic gate arm is convenient allowing for gate to be closed on a regular basis

Steve Owen will send out AGM agenda and by laws that are needed no later than 2 weeks prior to meeting date; nominations/volunteers will be requested for secretary position in Dan Thompson's absence

3) Discussion was held regarding the fact that the bridge repair and Dave LeGault reported that GLPOA is a "Not for Profit" organization and this the bridge repair is NOT a capital asset

Steve Leis contributed the following by email as he lost internet connection for meeting purposes: since GLPOA is a legal not for profit corporation of Ontario, and all property owners must be a member as required by our deeds; therefore the road is shared. Different members

may own the property that the road passes, but the use of that portion of the property is restricted. The road is maintained by the association and the association decides how much to spend and what are the priorities for the common good. An individual property owner is not liable, responsible, or even allowed to affect changes to the shared road that passes through their property. That right and responsibility is held by GLPOA collectively. The GLOPA constitution and bylaws supersedes the right-of-way common law. Reid could clarify this if needed.

Steve also added that dividing the costs by 26 lots is economically advantageous vs individuals covering road expenses adjacent to their property

Dave will try to include a Budget Line for 2022 expenses for the AGM