

Percy Lake Ratepayers Association

AGM General Meeting - Saturday, August 5, 2017 10:00 AM-12.10 PM

Peter and Wendy Thompson, 1019 Bernie's Road

Draft Agenda – highlights (see p.7 for details of agenda)

- 1) 9:30-10:00 AM Refreshments, Membership**
- 2) 10:00 AM Anna Tilman –Welcome**
- 3) 10:20 AM Guest Presentations and Discussions**
- 4) Board Reports**
- 5) Fishing**
- 6) Upcoming Events**
- 7) Adjournment**

Guest Presentations

Walt McKechnie (Councillor, Dysart et al)

Roads:

Most municipalities are having same issues which is due to lack of money.

Johnson Bay Rd. has been switched back to gravel, which will most likely remain in this state until the development slows down.

The cost of maintaining roads is too high and patching does not work, so the roads are reverting back to gravel (limestone). The maintenance of these roads will be determined by traffic count; any further concerns please contact Walt.

Not responsible for washouts of private driveways.

Roads beyond end of Johnson Bay and Percy Lake Roads are private and maintained by the new development Common Element Condominium Associations.

Oblong Bridge:

Next on list to be fixed. The municipality has applied four times for a grant (Federal and/or Provincial, shared cost) and is aware of situation. It is currently being monitored by structural engineers. The current structure is safe.

Boat Launch road:

Fresh stone was brought in a few times and graded.

Murray Fearrey, Reeve, Dysart Township

Dysart is celebrating 150 years - DVDs for sale \$5 each.

Property taxes: It will be 3 years before a lot of cottages will be assessed. When they are, municipality will receive 25%, the rest goes to the Province. After that, there will be no growth. Presently, the municipality has the lowest property tax rate in all of Ontario. Road improvement cost alone could be in the order of \$1-2,000,000 dollars.

Water quality: highest water level ever. (If not lowered, will affect snowmobile season)

Septic Inspection: Most units are 35-40 years old. Decrease in quality of lakes, phosphorus is increasing, while oxygen decreasing, which will lead to alae and dead fish. (Municipality will be bringing in mandatory inspection). Raw sewage: The municipality is looking for a place for the disposal of raw sewage – 10,000 properties involved.

Love your Lake program: Percy is one of the better lakes. **Need to stop fertilizing** (parallels pesticide issue) and be careful what you put in your septic tank. Municipalities don't have a say about this issue.

Cutbacks: unable to do what municipality is considering or intending to do, costs are trickled down to municipalities and are not being done on a federal / provincial level.

Waste disposal: Long term vision on waste disposal – very long term, aiming towards zero waste

Funds for roads: 500 K from developer - still have 238 K

Trademark "Haliburton": federal issue - an administrative error in issuing it (public pressure a factor in retracting it)

Tim Negus + Mark Jones (Auxiliary) –OPP

(Note: Tim is no longer the community safety office (CSO).)

Property theft: Percy Lake and Johnson Bay break-ins: Re recent break-ins: Two suspects were caught. One arrested was released, the other is out on probation. If needed, they may get treatment and help. Numerous officers were involved. The effort of the community and police together is important.

OPP will investigate when you have had a B&E. They will also conduct a comprehensive review and issue a full report with recommendations as to making theft more difficult.

Thieves will go from cottage to cottage find the easiest entry. Two reasons for break-ins: profit or sustainability, health issues, drug addictions. Items sought – alcohol, jewellery, tools, and loose change.

Some ideas for protection:

- MOTION LIGHTING + CAMERAS – indispensable
- Putting out planters, hanging baskets, making it look like someone is present.
- Keep driveways plowed, if possible, to make it look like you are there
- Gates - can keep people who are legally allowed to come in, and intruders out.
- Door and window locks, bushes no higher than your windows (covers thieves)
- Place sticks in windows and patio doors to prevent opening from the outside.
- Check wheels and make adjustments to prevent sliding doors from being lifted – (rare that windows were broken in break-ins.)
- Get to know neighbours.

- When hiring construction workers – make sure the company and its employees are bondable.
- Neighbourhood watch signs in crucial areas are good idea.
- Marking expensive items. Etching equipment available on loan from OPP
- Fake stickers and fake cameras (e.g., 3M film for windows - won't break it and will take their DNA.)

Even if a cottage is not on GPS, the OPP will get there. Also OPP's Online reporting website can be used.

The Cottage association will publish a list things to do to prevent and/or report break-ins. Police are willing to facilitate and help.

Bears: OPP are your contact as MNRF only provides information. If a bear is spotted, alert your neighbors and notify the MNR&F. To discourage bears, be sensible, e.g., clean BBQ, empty grease and burn off grease – nontoxic spray, Bird feeders attract bears.

Boating: If you allow people use your boats, you must ensure they are licensed, have training and they have your proper proof of insurance – owner can be charged in case of incidents.

PLRA Board Reports:

Current board members

Anna Tilman: President

Brian Edey: Secretary

Koko Yamamoto: Treasurer (new for 2017)

Graham Warren: Past President

Jack Russel: Past-past President

Lou Kiriakou: Live Release Bass Tournament and Newsletter Printing

Jim Richert: Full season Fishing Contest and Lake Development

Katherine Nanowski: Member-at-Large (new for 2017)

Lake Steward: Mick Tilman – conducts visual and water tests during the season. The results are sent to Ministry of Natural Resources & Forestry (MNRF)

Other items

Financial (Koko Yamamoto)

Costs: Insurance; membership fees in organizations; supplies for AGM, picnic; website

Present balance: \$3600

Membership (Anna Tilman)

Currently, there are 39 paid-up members. Membership fees pay for our major expenses, including membership in organizations, (e.g., Federation of Ontario Cottagers' Associations

(FOCA), the Coalition of Haliburton Property Owners' Association (CHA), and the Coalition for Equitable Water Flow (CEWF)) and expenses incurred by PLRA's annual obligations and events.

Note: membership in FOCA could result in discount for cottage insurance. Anna will look into it and send out something general.

Currently, there are 75 residences/cottages and in addition condominium properties (15 on Johnson Bay Rd., 12 on Percy Rd and 4 water frontage on Haliburton lake, which are part of the condominium associations.

Membership in PLRA is our source of income – talk to neighbours and recommend it. We have introduced a new system, i.e., confirmation of your membership and your coordinates.

Love Your Lake Program (Anna)

Most property owners participated in this shoreline evaluation program (August 2016) and should have received confidential feedback on the health of their shoreline. In total, 110 properties were assessed, representing about 10 km of shoreline on Percy Lake. 12 properties were classified as majority natural, 10 as majority ornamental, 86 were considered majority regenerative and 2 were not classified.

Examples of some recommendations: aim for natural shoreline, do not *manicure*, install eavestroughs, do not overbuild, don't create retaining walls, transplant more logs near shoreline

It was noted that a problem of a program of this nature is that the items being assessed and recommendations are predetermined (i.e. cookbook-style), not necessarily innovative, and there is no compulsion to make improvements. Was this program helpful to residents?

If you have any comments on this program or issues arising, please contact me.

Also, we need to recognize that we are facing challenging times: erosion, erratic water levels, climate change issues – e.g., last summer was hot and dry while this summer there have been record rainfalls, changes in vegetation etc.

PLRA Newsletters/Updates

They provide brief updates of current events and plans for the PLRA, and are open to suggestions re topics etc. Response was positive for having this information.

Election of Board members – no resignations, Board members as listed on p.3 were confirmed for the coming year.

Update on fishing and Catch and Release Tournament (Lou Kiriakou)

High water levels are good for fish. Lou noted that he has been on the lake since 2000.... Bass have gotten bigger and fishing gets better every year, which is a good barometer of health of lake.

Live release bass tournament: Sat Aug 19th. Copy of rules will be sent out - open to PLRA members and family and their friends of the lake. Live release! No live bait, artificial bait and lures only - that probably makes all anglers uncomfortable but on the same advantage level

during the tournament. After the tournament, we all meet back at the island and share secrets, shared techniques, spots, lures – a lot of people learning to catch bass. Show up at 8:00 AM, and bring nieces, nephews. Friends and family are allowed to come to the tournament if you paid your membership fees. No floating dead fish are allowed. Primary species: bass, lake trout & perch.

Ministry of Natural Resources and Fisheries (MNRF): The Ministry is conducting a trout study August 21-29th - selectively netting lake trout. The nets will be marked by buoys – need to stay clear of the buoys. Do not drive your boats between the floats. Bait fish used during netting are shiners, perch and cisco. The purpose of the study is to find out what the trout are eating and whether the fish are the recently stocked Kingscote and if they are hybridizing (using DNA sampling) with the lake trout species stocked in 1965.

Youth Contest and Tournament rules: Check out PLRA's website (www.plra.net):

Update on the Annual Youth Fishing Contest (Jim Richert)

This is the historical full season youth contest for bass and trout. Eligibility is for family members up through age 16 years. Last year's winner was Sophie Winder Berkey and the trophy will be officially presented to her August 19th at the PLRA picnic.

For bass or lake trout entries: take a picture of the angler holding the fish and another with tape measure showing length and email to anyone on the board and it will be entered in the contest.

This is the final contest year for adults: On September 23, 2016, Ed Dawsoyar caught a 28.5 inch lake trout weighing 10 pounds.

The Board and Members approved at AGM a request from Carolynne Graesser who will donate a trophy for youth up through age 16 years as a level of recognition for friends of cottagers that go fishing and land one. This trophy is in memory of Carolynne's late husband who was an avid fisherman. To enter, take a picture of the angler holding the fish and another with tape measure showing length and email to anyone on the board and it will be entered in the contest.

Upcoming Event for this season

Annual picnic Saturday August 19, 4:00 PM - Winder's beach (rain date Sunday at noon)
Hotdogs and drinks will be supplied (no corn this year).

A committee of 3 are needed to organize this event. Contact Jim, Jack and Anna to help or volunteer for the 2018-year picnic. Time commitment is about an hour – a simple word document as a template for planning is available.

Other item (s) (Jim Richert)

Lake development update from discussion with Developer Paul Wilson:

Back ground: For the new members PLRA supported the shoreline development as long as all technical and environmental studies submitted by the original landowner, Grief Container, were fully completed and approved by local, provincial and federal agencies. Also, Dysart et al

Reeve Murray Fearrey directed that Grief's project manager meet with PLRA's members and follow up with the board to identify concerns and requests. These were very open and positive discussions resulting in land transfers to Dysart et al of the sand spit and beach east of the narrows and the portage trail from Haliburton Lake to Percy Lake. Additionally and previously mentioned, \$500,000 was negotiated for road improvements in anticipation of damage by heavy trucks during the new lot development and construction.

Lot Status: The 15 lots beyond municipal Johnson Bay Road, 13 lots (9 Percy Lake & 4 Haliburton Lake) beyond Percy Lake Road are all sold with many cottages constructed or in various stages of completion.

The final development phases of 41 lots on the southern side running along the Gull River, the Dam to the Hunt Camp are being prepped for sale with driveways, basic clearing and grass seeding to prevent erosion. Paul Wilson welcomed anyone's call to discuss concerns with the site work as he is taking extra measures working with by-law officers and professional arborists for tree cutting recommendations. Starting along the Gull River and at the dam a few lots may go on the market late August, 2017.

We discussed the 2 islands as these were included with PLRA's original request for land transfer to Dysart. The initial research was not conclusive as to who owned the islands and may have been missed in the original 1940's land transfer to Haliburton. Recent research learned by the developer is that the lot and concession descriptions included the islands and was in fact part and parcel to the original land transfer to Haliburton and subsequent owners, i.e., Grief Container and currently Paul Wilson who purchased all Grief properties located in Haliburton County. During our discussion Paul mentioned that cottagers may continue to frequent the islands for day use as in the past. Clearing of dead fall trees and clean-up on the big island may occur during the winter months and there is no plan to sell the islands.

Sand spit and beach: There was open discussion regarding the sand spit and means of protection from further erosion. (August 2012 "Spit Assessment" report is available on PLRA's website with causes of and recommendations to minimize erosion)

Water Levels: With the recent unpredictable moisture weather patterns it's difficult to control water flow from head water reservoirs flowing to low banked rivers and canals. The reservoir system of over 40 dams in the county are now manually controlled by adding and removing timbers but may be converted to remote controlled gates or valves to more effectively level out the flow downstream.

Adjournment: 12:10 PM

Thanks to the Thompsons for hosting the meeting. Wendy Thompson suggested meeting to be held at their place next year, which met with approval of members.



PERCY LAKE RATEPAYERS ASSOCIATION

ANNUAL GENERAL MEETING 2017

Saturday August 5, 2017 10:00 -11:45 AM

Bernie's Road

(in case of rain: 1019 Bernie's Rd , courtesy of Peter and Wendy Thompson)

DRAFT AGENDA

- 1) 9:30-10:00 Refreshments, membership sign-up
- 2) 10:00 Welcome, Anna Tilman
- 3) 9:50 Presentations; Murray Fearrey, Reeve and Walt McKechnie, Councillor, Dysart Township; Tim Degus, OPP Community Representative
Questions/Discussion
- 4) 10:40 PLRA Board – Reports, Updates
 - Financial report
 - Membership Update
 - Love Your lake Program
 - Other Board activities
 - Nominations, election for Board members
- 5) Fishing Update – Award of Trophies
- 6) 11:30 Upcoming events, other items of interest
 - Percy Lake Picnic for 2017 – August 19 4:00 PM
 - Fishing Tournament, August 19 - Lou Kiriakou, Jim Richert
 - MNRF – trout assessment for Percy lake (August 21-29) - Anna
 - Open Forum
- 7) 11:45 Adjournment