

PERCY LAKE RATEPAYERS ASSOCIATION

Directors' meeting

Dec 3, 2025, 5:00 PM

Via Microsoft Teams; Host Peter Mills

MINUTES

- 1) Anna called the meeting to order at 5:01 pm
 - a. Present: Anna, Peter, Ted, Lou, Koko, Brian
 - b. Absent: Bob, Mark
- 2) Approved minutes of previous board meeting (July 30, 2025) Moved Ted seconded Peter
Link: <https://plra.ca/wp-content/uploads/2025/08/Draft-Minutes-PLRA-BOD-July-30-2025.pdf>
Brian to ask Clair to post as approved
- 3) Treasurer's Report
 - Current balance ~3900\$; 2025 i/e +861 versus 2024 at -161
 - Slight increase in revenue due to the \$10 fee increase.
 - CHA paid basic per July mtg; FOCA up 30%
 - Action to look at rational for FOCA increase
 - Insurance +2% (correspondence Koko 10-20)
 - Ted asked about our historical balance., [Since 2004, it's been ~3000\$], and need for reserve fund.
 - Discussion on keeping a reserve for unexpected expenses.
- 4) Business items:
 - Communications –
 - Dysart Public Meeting2 Nov 25 on OP & Bylaws on shoreline structures
 - Summary in Highlander, being brought back on Dec 9
 - Discussion: council had mentioned a referendum, and concern that while Lake Assoc were opposed it was less clear if they had a mandate.
 - Newsletter – end of year
 - Lou has photos of bass and trophies

- Brian to pull similar for Golf
 - Try for a one page
- Membership 70 this year versus 67 same time last year (2nd highest)
 - General discussion on membership numbers, new cottagers, activities.
 - Lou mentioned the AGM report that indicated we are doing as well as or slightly better than neighbouring associations as attracting / retaining members.
 - As of 2024 there were 130 properties with municipal [911] addresses. [maybe ~23 more].
- Other

Lake testing, test results from Ulinks 2000-2024, Foca 2024

<https://plra.ca/wp-content/uploads/2025/08/Lake-Partner-Water-Testing.pdf>

Including last result for phosphorus:

Seems to have returned to the levels after a bump 2014-2018. Possibly road-building exposed fresh rock/gravels.

Fibre/Wireless [Ted] Percy south tower up, powered not yet. Waiting on Hydro1, but last update was late 2025/early 2026.

CHA AGM (Brian)

It was on-line, appended 4 slides on their focus and budget

Roads[Ted] Snow plow goes east on JBR before lunch. Seems to pause [eat lunch perhaps] then return.

Lou mention there may be federal funding for Phragmite removal. Action: to bring to next meeting.

- Actions from AGM
 - Social Media Lou and Ted heard Diane volunteer after the AGM to be a Facebook Moderator.
 - To be confirmed.
 - Any interest in changing our name from PLRA.?
 - Ted mentioned the ratepayer designation is slightly more encompassing than cottager, as it would include properties without a cottage. That might have been the situation in early 70s when PLRA first formed.
 - Since PLRA is now incorporated, the paperwork around a change would need to be refiled.

5) Any Other Business

- FOCA is re-doing a rural [non-township] rural roads survey. May apply to the Condo corporation roads. Last done in 2019. by **December 19, 2025**. Then join us at the FOCA Spring Seminar for a reveal of the new results. Here's the link to copy and share with your road rep: <https://www.surveymonkey.com/r/FOCARoad25>
- Any interest in revising our constitution (Koko has noted our fiscal year has been calendar, but Constitution says ~Aug 1.)
 - Action Peter and Ted
- Noted that ice is forming but hasn't yet encompassed the lake. And there's ~15cm [6"] of ground snow.

6) Next board meeting date and location

- April 15, 5pm [Wednesday]
- Peter to send out invite

7) Adjournment ~6pm

Attachment:

Slides from CHA AGM [on-line]

CHA \$ - hard to understand at a glance

- ▶ We have 2 areas of finance
 1. Operating revenue & expenses
 2. Project revenue & expenses
- 1. Up until 2025 we have **lost money on Operating each year**
 1. 2024 Membership fees plus voluntary = 56458.
 2. Operating expenses 58,432.
 1. Home show
 2. Insurance
 3. Meetings
 4. Admin
 3. Loss \$1974

CHA logo at the bottom.

Potential project with U of T

- ▶ Meeting at U of T Camp on Gull - Purpose
- ▶ Background
 - ▶ Connection made through Pam Sayne, who introduced a Department Chair to me
 - ▶ Several meetings held to explore collaboration
 - ▶ U of T Team brings expertise from MOE and Environment Canada studies on Hamilton Harbour and Lake Ontario
 - ▶ Strong background in continuous water quality monitoring—equipment and expertise already in place
- ▶ The Vision
 - ▶ Monitor water entering and leaving Gull Lake to measure changes while in the lake (+ / - / +)
 - ▶ Monitor the impact of tertiary bypasses at sewage treatment plant
 - ▶ Track the effects of extreme rain events
 - ▶ Use Gull Lake as a pilot project for potential expansion to other lakes across the County

Photo of a man with text "IT'S THE BIG ONE!" overlaid.

