

SOCIÉTÉ DES PROPRIÉTAIRES DU DOMAINE LAKEFIELD – SPDL

ASSEMBLÉE GÉNÉRALE ANNUELLE

30 juin 2018 - 9h00 à 12h00

Salle des Chevaliers de Colomb, 404 rue Lafleur, Lachute (QC)

SPDL	Invités
Guy Corcoran, président Philippe Trudel, vice-président Daniel Bélanger, trésorier Martin Chagnon, secrétaire Philippe Gravel, administrateur Michèle Le Gallou, administrateur Jochen Urvat, administrateur (absent)	Scott Pearce, maire (Gore) Geneviève Dubuc, inspectrice en environnement (Gore) -absente Josette Lefaivre et Andrew Planck, Guy Marier et George Lowenfeld, comité de négociation
	Collaborateur : Michel Roy

ORDRE DU JOUR

- 1- Welcome and Greetings (presentation of board members);
Guy Corcoran welcome the participants and thanks the board members. He also mentions that two committees were created :
 - Negotiation committee for the future of the roads;
 - Environment committee.

He presents a brief summary of the year. Guy says that in October, we signed an agreement with Cadus and that we are now the owner of our roads. So from this moment all the owners of the domain are now owner of the roads. It is now the SPDL that manages roads and green spaces and collects the owners' money for maintenance. Overall, therefore, all owners contribute by their annual payment to the maintenance of paths and green spaces.

He indicates that the Treasurer has done a lot of work to ensure that the billing complies with section 7 of our bylaws. Cadus is paying its share of this budget, which represents a contribution of about \$ 30,000. We also have an agreement with Gore for 5 years for snow removal. We have completed the second year of this agreement; therefore, there are 3 left. This cost the municipality \$ 67,000 for the snow removal contract for the winter of 2017-2018. The contribution of Cadus and the Municipality allows us to have a stable and balanced budget. But that does not solve the larger problem of ensuring that our roads survive in the long run; there is important work of upgrading to do on our paths. We began the process of having a feasibility study to find out how much it would cost to repair our roads. This is not an easy task.

I end on one point. We have been working with the mayor of Gore for the past 10 years. And we have his great collaboration concerning Domain issues. I want to thank him for his involvement.

2- Quorum Validation;

Guy validates that we have quorum. We do. Guy confirms quorum.

3- Assembly president election;

Guy Cororan proposes Louise Caouette-Laberge as president of the assembly. Alain Saulnier supports the proposal. Show of hands. Louise is elected president of the assembly.

Louise starts the meeting. She indicates that questions and interactions can be in English or French. The majority of the presentation will be in French but if someone needs translation, please indicate it and we can translate.

4- Agenda adoption;

The adoption of the agenda was proposed by Mr. Duverger and seconded by Martin Chagnon.

5- 5- Adoption of the minutes of the AGE 11-11-2017 and Addendum; Adoption of the minutes. Proposed by Sherry Mitchel and seconded by Jean-Martin Laberge. The minutes were adopted unanimously.

6- **Mayor presentation**, Scott Pearce : Hiking trail as it relates to the Domain;

Louise indicates that the mayor has been invited to discuss municipalization projects in Gore and also the planned hiking trail in the area.

The Mayor indicates that he has seen many e-mails, left and right, that talk about the paths and trails. He says he saw a lot of things in those emails that were incorrect.

He explains how we got snow removal from the roads of the Domain. The request was initiated by Cadus in 2016. It was Mr Bier, President of Cadus, who asked to meet the Mayor because Cadus was losing money because of the costs of maintaining the roads. The Cadus solution was to double the annual fee to make up for lost money. The mayor did not think it was acceptable. Cadus asked the mayor for help but he told them that it was not possible to help a private company. The municipality can only help non-profit organizations such as a homeowners association. The exchange proposal of the municipality was a request for passage on the grounds of Cadus for a hiking trail.

The mayor indicates that for the municipalization of roads, this decision belongs to the residents. The city will be there to help us if we decide to do it. But it remains a decision of all residents.

On the trail, the Mayor says that hiking trails increase the value of properties. He also indicates that he saw an email that spoke of a 5-meter wide path. It is not the path that is 5 meters but the right of way. He explains that with a footprint of 5 meters for example if there is a large tree in the middle of the route, it can be bypassed while remaining in the right of way without disturbing the environment. The trail project is a small trail for local residents. He says Gore is a Canadian leader at the environmental level.

Question period for the mayor :

Dominique Legault asks where the trails will be. The mayor indicates that the final localization is not finished and that it is experts (cartographers, biologists, etc.) who will determine the final localization on the Cadus property.

A resident asks what the trails will be used for. The mayor replied that these will be trails for cross-country skiing or mountain bikes. It will be natural trails. Not a path for speed bikes. Also there will be fences to ensure that there are no motorized vehicles. Everything will be done to protect the environment. Jean-Martin Laberge indicates that a first trail proposal passed along the 329 to then enter the domain by Rainbow. This version was rejected a long time ago. Jean-Martin specifies that the negotiations are between Cadus and the municipality because the path will pass on the lots of Cadus only. Cadus sought the SPDL's advice to ensure that it had the least impact on existing trails. Jean-Martin explains the last proposed route.

Louise Caouette-Laberge again states that the route passes on the lots of Cadus and that it is a decision that belongs to Cadus only and that they are rather nice to keep us informed because we all have the domain well being at heart. These are not lands belonging to the SPDL.

Guy Corcoran asks the Mayor to talk about Lac Écho beavers. The mayor indicates that they have mapped all the beavers on the territory of the municipality of Gore. The mayor recalls that in the Quebec government's law, if there is a danger for the population because of beaver dams, the municipality must act. For the flow of water, it is the responsibility of the MRC. It's not up to the residents to intervene. The municipality must be notified if there is a problem. Guy indicates that Geneviève Dubuc has come to see the state of the Lake Écho dam. Daniel Bélanger was also there. The dam is damaged but there are no more beavers. According to the rules of the municipality, we do not have the right to repair or demolish a dam. We

considered the possibility of importing a beaver but it takes an environmental study for that. We do not know for the moment what we can do.

Luc Robillard indicates that the bike path will require an investment from Gore. Will we be penalized in relation to an investment in our paths? A bike path is for recreational purposes while our roads are a necessity. The mayor says no, there is no penalty. The mayor indicates that it is the volunteers who build the trails.

Alain Saulnier has a question about a dam that broke down a few years ago and is doing damage to his home. Alain asks if there is a surveillance of the dams. The mayor indicates that it is Geneviève Dubuc who must be contacted for this. Daniel Bélanger then states that he had information from Geneviève and that there would be no problem because of the pile of rocks that was put at this dam. The only dam that remains problematic is the dam of Lake Philippe.

Intervention of Stella Gabbino to clarify that all that was in the email she sent was based on facts. She reads City Council resolution number 20170495 dated April 3, 2017 which indicates, among other things, that Cadus is committed to giving access to a 5-meter right-of-way for a multidisciplinary trail and that it is not a small path. The mayor reiterates that the right of way is 5 meters and not the path.

Stella Gabbino asks the Mayor whether trail layouts in the Lakefield area do not require the approval of 75% of the owners under the domain's bylaws. The mayor replied that the question must be put to Cadus because it is their land. Stella Gabbino says we already have trails, why do others? Louise Caouette-Laberge intervenes saying that it is a discussion which does not concern the mayor but which must be discussed with Cadus because it is on their ground.

Stella Gabbino has a question about snow removal: You approved in 2016 to clear the roads for the APDL. For the other years did you agree to clear snow with an agreement on the development of a trail. The Mayor replied that yes there was an agreement with Cadus for the trail to pass on their land. He indicates that currently the municipality still does not have its path while they have respected their commitment on their side.

A resident indicates that Cadus is currently doing what they want with their land. She gives the example that they have defined new lots on Rainbow and they are for sale. They can decide to do what they want with their land.

Intervention of Michel Roy who asks the mayor to report on the status of the High Speed internet project

- 7- **Présentation de Geneviève Dubuc** : lac Écho et barrage de castors; Geneviève Dubuc was not able to attend the meeting.

- 8- **Highlights of SPDL activities** : financial management (bank accounts, accounting, production of financial statements), collection of annual fees, updating of invoices and lots, negotiations with Cadus (Yvon's contract), negotiating committee with Gore (feasibility study), maintenance of roads and green spaces; environmental committee (CRE-monitoring network, seeding and Eurasian watermilfoil);

Guy Corcoran speaks. He mentions what the executive has done since signing the agreement with Cadus and our new status of owners of the roads. We try to manage the revenues in the most prudent way possible. There is no unnecessary expense. We also renewed the contract we have with Cadus for Yvon Bélanger's services until the end of March 2019. A good part of our expenses is for equipment used for the maintenance and repair of roads.

Perhaps we will replace the Lac Echo sidewalk, there will be costs of a few thousand dollars.

We sow our lakes every year with the help of a \$ 1,000 grant from the municipality. The other \$ 1,000 is paid for by voluntary contributions and is not paid with annual fees for roads and green spaces.

- 9- **Présentation des 1^{er} états financiers 2017-2018 SPDL** (2 octobre 2017 – 1^{er} avril 2018) et budget prévisionnel 2018-2019;

Presentation by Daniel Bélanger: See the financial statements and the budget.

Gilbert Saint-Aubin asked if the financial statements will be available. Daniel indicates that yes on the website.

Michel Rainville: He indicates that we seem to be sidelined at Lake Frederick. Daniel indicates that Josette and the environmental committee will also deal with Lake Frederick's issues from now on.

Jean-Pierre Pilon asks forecast of labor and equipment cost. have you split it between labor and equipment.

Jonathan Corner asks if it is still on the website that we can pay the voluntary contribution for fauna and flora. Until the end of 2018, yes.

- 10- **Comité environnemental** : Josette Lefavre : campagne contre le myriophylle à épi et Andrew Planck : sentiers (état et travaux à venir);

Josette makes her presentation on Eurasian watermilfoil.

Intervention by Jean Dufresne:

- Ask if CRE documents are available on the Internet. Yes, they will be
- He also asks if it is possible to put a sign to warn people of the danger of Eurasian watermilfoil.

Speech by Julien Béliveau: He says he noticed in 2016 an aquatic plant on the green space accessible by Fleet Street. Mr. Béliveau says it did not smell good. He says he warned the association but did not hear any more about it. Dominique Legault indicates that she visited Echo Lake with CRE Melissa and identified the plants and found no invasive plants on Lake Echo.

Another point: before the peat bog in front of his home was destroyed, there was no sedimentation at Kenny Lake and no aquatic plant. Ten years ago, there was no aquatic plant around the green space where there is the big pine.

Intervention of Alain Saulnier: he proposes that signs are placed on warning on the green spaces and seconded by Jean Dufresne. A show of hands is requested on this proposal. Louise Caoutte-Laberge asked Ms. Le Gallou if the installation of a warning sign contravenes Cadus' rules and Ms. Le Gallou replies that it does not. The vote is done and the proposal is accepted by a majority. We will talk now with Cadus to work on putting up the signs.

Présentation d'Andrew Plank sur les sentiers du domaine.

Andrew discusses the fall annual chores and also the occasional chores. He asks everyone to participate to help us preserve our beautiful trails.

- 11- **State of progress of the feasibility study for the upgrading of the roads of the domain and next steps; explained by Georges Lowenfeld**

The project is much more complex than we thought. Some of the roads encroach in some places on land. We will have to have a surveyors bid to determine what these encroachments are because they will have to be corrected to complete the study for the municipalization.

Question from Jean-Pierre Pilon: for the year April 2018 to March 2019, were contracts awarded or sums engaged? Because last year we talked about an authorization of about \$ 30,000 to \$ 40,000 to do the study. But you have discovered that there are other things to do before starting the study. Gore wants all encroachments to be fixed before starting the process.

George indicates that there are at least 11 situations where there are road encroachments. Gore asks us to take stock of these problems.

George also indicates that Sunrise belongs to the Ministry of Transport and that if we want to municipalize and that Cadus participates it will also pay for the study of this path because it is on this path that there is the most land potential of sale.

Intervention of Andrée Villemare: Does it take the services of a surveyor to determine the encroachments of the paths on the grounds. George: Yes, we will have a quote in the next few days. We requested a turnkey bid from an engineering firm for the price of the study and also for the survey to be included. We have not received the submission yet.

Intervention of Jonathan Corner: Mr. Corner, who is a civil engineer, volunteers to work with the association to inspect the roads and culverts, as well as to estimate and plan the work. Thanks to Mr. Corner.

Mr. Corner also indicates that he feels he is left in the dark and lacks communication.

12- Période de questions;

13- Renouvellement de l'exécutif;

Proposal for members of the board

Daniel Bélanger

Guy Corcoran

Martin Chagnon

Phillipe Gravel

Michel Roy en remplacement de Philippe Trudel.

Michelle Le Gallou (d'office)

M. Urbat (d'office)

Louise Caouette-Laberge asks the assembly if there are other proposals for Board members? No other person proposes itself or is proposed by others

Louise asks for a show of hands for the CA proposal. The proposal is accepted.

14- **Varia;**

Salam Yasbeck proposes to modify the regulation of the 10 000 square meters. Guy Corcoran indicates that to modify the by-laws it takes a vote of 75% of the owners and that it will not be discussed during this meeting.

15- 15- Adjournment of the meeting by Guy Corcoran.