



Box 62, Bracebridge, Ontario P1L 1T5
www.balsamchutes.com

Annual General Meeting Minutes June 8, 2014

Board Executive: *President-Holly Strickland, Secretary-Lawrence Stevenson, Treasurer-Gib Piche*

Directors: *Seth Harder, Sylvia Iden, Jon Strickland*

Acting Directors: *Michelle Gardiner, Geordie Heath, Dan Whalen*

No.	Item	Comments/Questions
1	Call to order	
2	Welcome & introduction of Board Executive by Holly Goals: <i>Primary goal is accountability and fee collections. Secondary goal is road maintenance and upgrading. Third goal is to create a sense of community.</i>	-Holly does welcome and introduction of board, acting directors introduced as well
3	Treasurers report by Gib <i>-See balance sheet reverse side</i>	-Gib reads treasurers report from package
4	Road, Fees & Collections by Gib State of the Road: <i>-35% seasonal, 34% permanent, 28% vacant land, 3% Town of Huntsville</i> Current fee structure: <i>'occupied lot' owners pay a fee of \$200.00 and 'vacant lot' owners pay a reduced fee of \$100.00 due by March 31 each year</i> Fee collections: <i>*keeping in mind that these numbers include retro payments from lawyer letters: 59% of residents paid in 2008, 78% in 2009, 86% in 2010, 86% in 2011, 83% in 2012, 78% in 2013 *so far this year only 44% have paid. Of note, last year we opted not to use the lawyer.</i>	-Gib discusses current state of the road
5	Legal action by Lawrence Litigation update: <i>-In 2009 we stopped collecting overdue road fees door to door and retained a lawyer to collect late fees. Total lawyer costs is just over \$3176.98, fees collected from litigation total almost \$4000, plus thousands in fees that people would not have paid if they had not gotten a lawyers letter. Last year we did not send out lawyer's letters and we collected 78% of road fees - a decrease of about 5% from the previous three years, so far this year we have only collected 44%. It is critical that we find a lawyer or possibly a para-legal to represent the board's interests and to continue with the process we set out five years ago.</i> Review process for collecting late fees: <i>-invoices for the coming year go out with fall newsletter</i> <i>-reminder notices for those who have not paid go out 30 days after due date of March 31st (with spring newsletter)</i>	-Lawrence read lawyer update discusses suits -Mr French suggests door to door visit he will do it himself -Mr Beamer mentions Cloudy deed on property -Court legal means established, class action considerations

	<p><i>-1st lawyer's letter goes out 60 days after reminder notice if member did not pay in the previous year (end of June)</i></p> <p><i>-small claims court follows the following year if they have still not paid</i></p> <p>Small Claims:</p> <p><i>-once we have retained a new lawyer, we would like to investigate the possibility of filing a class action suit against all residents who are more than a year past due. This would include approx. 20 residents who owe approx. \$10,000 over the past two years.</i></p>	
6	<p>Road Maintenance by Seth & Holly</p> <p>Summer 2013:</p> <p><i>-road grading was completed by Mr. Luc Seward. The board opted to go with Mr. Seward after he proposed three trial grades at \$400 each and \$800.</i></p> <p><i>-road upgrading and maintenance contracted to Mel Smith Trucking of the Miller Group included: rock blasting, culvert replacement and some ditching.</i></p> <p>Winter maintenance:</p> <p><i>-was contracted to Muskoka Landscaping. They proposed an increase in our rate by 15% putting us to \$6037.50 for the season, for the same type of service as the previous year. We countered with a 10% increase instead, bringing it to \$5775 plus tax (\$6525.75) with on call sand at \$100 per visit.</i></p> <p><i>-Muskoka Landscaping also called in HLD in January to widen the road. The initial quote was for 7-8hrs of work at \$150/hr, an estimate of \$1200 +tax. The actual HLD invoice came in at 18hrs work at \$99/hr plus a \$280.50 float fee for a total of \$2517.13. Based on the quote we decided to pay \$1500 of the \$2517.15.</i></p> <p>Plans for 2014:</p> <p><i>-\$10,000 worth of material, a new sign and message board for the north end of the road and a road clean-up day August 16th from 8:30-12:30</i></p>	<p>-Luc Seward contracted to grade road in 2013</p> <p>-Road blasting by Miller Group</p> <p>- Winter plowing : same plow co. different operator</p> <p>-Suggested "Holly should start private road advocacy provincial group"</p> <p>-\$10,000 proposed for materials on the road in 2014</p> <p>-Road sign on north end of the road brings a "sense of community"</p> <p>-Suggested "Refrain from dumping garbage on road" in next newsletter</p> <p>-Suggested "mail boxes be removed" in next newsletter</p> <p>-Civic lot 310 area commented "lots of sand on road can we get some material?"</p> <p>-Luc Seward talks about slope & crown</p> <p>-Subcontractor agreements now being used</p> <p>-Request for more speed signs & children at play signs by Mrs.Heath</p> <p>-Discussion re Highway Traffic Act Vs Criminal Code activity</p>
7	<p>Vote on Article 3 by Holly</p> <p><i>-Propose and vote on a fee increase of \$50 per occupied lot for the next three years and \$20 per vacant lot for the next three years, beginning in 2015. See Revenue Outlook & Yearly Expenses since '09 on other side of sheet.</i></p>	<p>-Increase of \$50 per occupied lot for each of the next 3 years and vacant lot increase \$20 per year for the next 3 years</p> <p>-Mr. French proposes survey of \$200 increase</p> <p>-Holly motions seconded by Geordie Voted 16 for & 7 opposed. Motion is carried.</p>

8	<p>Hydro by Holly on behalf of Geordie -Only the south end of the road is being done, however no explanation as to why please <i>call and voice your concern Hydro One Customer Communication Center 1-888-664-9376</i></p>	<p>Geordie updates on hydro clearing -Mr. Graham "You need to Discourage private residents from cutting trees touching live wires"</p>
8	<p>-Other Business by Holly <i>-Stephenson Road 1 bridge: No news, Questions or comments to Bill Van Ryn of C.C. Tatham and Associates 705-645-7756</i> <i>-changes to Non-For-Profit Corporations Act not in effect yet</i> <i>-Petitioning the Municipality and Town of Huntsville on hold</i></p>	<p>-No news on Stephenson Rd 1 bridge -Cindy Warby from 566 volunteers to be 2014 auditor as acclaimed</p>
9	<p>Vote on articles by Holly <u>Article 2:</u> <i>To choose an auditor for the current fiscal year as required by 13.01.</i> <u>Article 4:</u> <i>To elect a Treasurer for a two (2) year term whose duties shall be: to record and maintain the financial records of said organization, and to perform such duties as are determined by the owners or Board of Directors and/or as authorized by 5.04, and to serve on the Board of Directors. Nomination: Gib Piche</i> <u>Article 5:</u> <i>To elect four (4) Directors for a two (2) year term whose duties will be to serve on the Board of Directors with the Road President, Secretary, and Treasurer, by attending monthly or bi-monthly meetings, which shall manage the affairs of the Association in accordance with the By-laws and to respond to emergencies as they occur. Nominations: Dan Beamer, Michelle Gardiner, Geordie Heath, Dan Whalen</i></p>	<p>-Holly sates, "we only get garbage pickup and recycling service for our \$300,000 annual tax base here on Balsam Chutes. I'd like to see a proposal put forward to the town of Huntsville and/or the District to either provide grants for maintenance, have them take care of winter plowing (a savings of \$7000 for us) or a 1% kick back on our road taxes." -Gib is treasurer by acclimation again for 2 yr term -Geordie Heath, Dan Whalen & Dan Beamer provide bios. -4 new directors acclaimed -Graham "can you advocate for bell line repair /upgrades"</p>
10	<p>Q&A by all</p>	
11	<p>Closing comments by Holly</p>	<p>-Else " Bell says the box is flooding" -Mr. French "If your house is overvalued you can appeal to MPAC" and "No glass at chutes please!!!" and " thank you to those who pick up garbage on trails" -motion to adjourn meeting @ 15:31 by Holly, seconded by Geordie</p>

Final Summary Report BCRA to December 31, 2013	
Credits	
Carry forward 2012	\$4,811.54
Total fees deposited (includes back payments from '09, '10, '11, '12)	\$23,306.93
Deposits not fees	\$320.00
Total Credit	\$28,438.47
Debits	
Bank Charges	\$93.72
Insurance	\$885.60
Summer road work	\$2,350.15
Winter road costs	\$4,802.50
Office supplies	\$513.33
Lawyer	\$0.00
Misc.	\$342.50
Total Debit	\$8,987.80
Carry Forward to 2014	\$19,450.67

Revenue Outlook						
year		as is	2015	2016	2017	
fee		200 & 100	250 & 120	300 & 150	350 & 150	400 & 200
Occupied Lots	121	24,200.00	30,250.00	36,300.00	42,350.00	48,400.00
Vacant Lots	48	4,800.00	5,760.00	6,720.00	7,200.00	9,800.00
Totals		29,000.00	36,010.00	43,020.00	49,550.00	58,200.00
collecting at least 75%		21,750.00	27,007.50	32,265.00	37,162.50	43,650.00

Expenses	2009	2010	2011	2012	2013
Bank Charges	58.87	88.32	87.05	146.28	93.72
Insurance	739.80	739.80	739.80	739.80	885.60
Grading	3,733.00	4,204.77	5,820.01	4,520.00	2,150.15
Road Work		9,258.51		11,988.46	4,239.75
Snow/sand	6,100.00	6,000.00	6,876.00	7,279.50	8,517.38
Office	467.11	730.31	807.00	485.70	513.33
Lawyer	0.00	750.00	0.00	2,426.98	0.00
Misc	613.06	1,336.36	503.41	694.72	355.50
	11,711.84	23,108.07	14,833.27	28,281.44	16,755.43