

# AGM

## Birch Island Residential Property Owners Association (BIRPOA) Annual General Meeting August 1, 2010 10:00 a.m.

#94 Birch Island

<b>Meeting called by:</b>	Bob Cavenagh, President, BIRPOA Executive Committee		
<b>Type of meeting:</b>	Annual General Meeting		
<b>Note taker:</b>	Andy Shaw, Secretary		
<b>Attendees (Lot#):</b>	Wendy Butler (#52)	Susan Cavenagh (#57)	*Bob Cavenagh (#57)
	Linda Chisholm (#63)	*Sharon Curley (#75)	Cheryl Feltmate (#24)
	*John Feltmate (#24)	Janet Forsyth (#76)	Bruce Forsyth (#76)
	Sylvia French (#95)	Orland French (#95)	Etta Glover (N/A)
	Bobby Glover (N/A)	Art Horton (#93)	*Alice Howarth (#94)
	Pam Letourneau (#85)	Nathan Letourneau (#85)	Marg Milner (#78, 70)
	Rick Milner (#78, 70)	Luis Monton (#52)	Russell Green (#54)
	Andy Greiner (#64)	Karl Reid (#79)	Stephen Reid (#79)
	Sylvia Robertson (#81)	Ralph Robertson (#81)	*Jae Shaw (#96)
	*Andy Shaw (#96)	Conrad Shortt (#100)	Jeff Wainwright (N/A)
	* = Member of BIRPOA Executive Committee		

### Opening & Welcome

- Bob Cavenagh (President, BIRPOA Executive Committee) opened the meeting shortly after 10:00 a.m. and welcomed everyone.

### GALA Award

- The 2010 GALA Award (Got A Lot Accomplished) was awarded to Etta and (the late) Hugh Glover for their MANY, MANY contributions over the years to life on Birch Island.

### “All Things Loon”

- Many people have helped maintain a healthy loon population on Sand Lake... MANY thanks to all!
- There are approximately 30 adult loons and four chicks currently on the lake.
- Four loon nesting platforms were built and placed around the lake early in the season by Bobby Glover, Bob Cavenagh and Andy Shaw.
- A loon with a fishing hook in its wing and fishing line/bobber wrapped around it was seen on the lake. Chuck Laudermilch and Jim Patterson attempted to capture the loon during the day, without success. Using a bright light after dark to “blind” the loon, Bobby Glover, Thomas Glover, Peter Dunlop & Fred Culpepper were able to capture the loon in a salmon net, remove the hook and disentangle the fishing line. The loon appears to have survived the ordeal quite well!
- All involved were recognized as “Loon Rangers” and awarded the coveted black mask!

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## Trails Rights of Way

- Discussions were held regarding securing rights of way to the walking paths for all property owners who wish to participate. Input from many people demonstrated that this is a somewhat confusing and controversial topic – some believe we should “leave it alone” and others are concerned that their deeds do not include some / all of the rights of way, which may impact their use of certain trails and/or affect the sale of their cottage/property down the road.
- BIRPOA is acting as a “single point of contact” in this matter to simplify the interactions with the lawyer (Richard Minard). The intent is to facilitate the development of one document describing the rights of way; this document would be appended to each participating property owners’ deed.
- This is about helping each property owner get the rights that many others already have (i.e., existing rights) – it does not create any new rights, nor does it affect property ownership (i.e., BIRPOA is not contemplating purchasing the trail lots).
- It was agreed (by vote, not unanimous) to instruct the lawyer to remove any rights of way to the smaller 20’ trails that cross a cottager’s property.

## Property Assessment

- In an “unofficial” conversation with an MPAC assessor, it was mentioned that the last time an assessor was on the island was approx. 1992... and that it’s likely a visit to the island for an assessment would be done within the next 12 to 18 months.

## Trails – Trail Maintenance / Signs / Causeway Safety

- Given the volunteers who have done a great job mowing and maintaining the trails – MANY thanks to all! – we do not feel the need to spend the money this year to hire services.
- A few “rustic” signs have been erected to direct people to the “Main Trail” and “Library”. Another sign, warning people of the end of the causeway will be erected shortly to augment the barrier placed at the end of the causeway.
- We now have all the necessary “formal” signs (i.e., blue, reflective, factory made).

## Update on Finances / Memberships

- Total memberships received to-date: 29 (normally over 40 are received)
- Current Bank Balance: \$3,528.34
- Bills recently paid: Insurance \$896.40 FOCA – \$209.05

## Septic Systems

- MANY thanks to Catherine Burnside who arranged for Dan O’Grady to visit the island with his septic system barge and pump a number of cottagers’ septic tanks.
- There is a concern that Dan O’Grady is getting out of the business of pumping septic

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systems... we will need to find an alternate service provider. BIRPOA has asked the municipality to give them a list of service providers who would pump on the island.

## Garbage

- Nathan Letourneau read a prepared letter asking cottagers to please dispose of garbage appropriately and not throw it into the woods or dispose in open pits where dogs and other animals can get into it.
- Conrad Shortt reminded cottagers not to leave any garbage at the marina (some incidents have taken place this year).
- Please take your garbage home and/or take advantage of the Sunday garbage service.

## Island / Boating Safety

- Speed signs (10 km/hour) have been placed on either side of the causeway “cut”.
- Cottagers are reminded once again about wake damage to the shore line, docks, boats, etc. Boaters can be held responsible for the damage their wake causes.
- It was noted that the boats using the Rideau Waterway seem to be getting larger / heavier, affecting the size and impact of their wake. BIRPOA will contact Transport Canada to inquire about moving the waterway markers further out into the lake to help reduce the size of wake when it reaches shore.

## Hunting

- John Curley called the Municipality and was referred to the Ontario Fishers and Hunters Association. Rideau Lakes does not have any specific by-laws around hunting. On the other hand, hunters must follow a number of general provincial rules, such as not being allowed to carry a gun within 8 metres of a right of way carrying vehicular traffic nor firing from or across walking paths.
- For “pests” such as beavers and porcupines, if the pest is destroying property, the homeowner may shoot it. If not the homeowner, it must be a licensed hunter at the homeowner’s request.

## Library

- Sharon Curley and Jae Shaw have formed the Library Committee.
- HELP – the Library is a victim of its own success!! We have too many books... although we greatly appreciate your donations, please consider if the books will be of interest to others and of suitable quality before donating to the library.

## Calendar of Events

- We will start a calendar that property owners and/or BIRPOA may advertise upcoming events on the web site and a bulleting board to be erected at the Library. Of course, notices of events may be posted on the bulleting board at the marina.

## Newsletter

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- Sending this year's newsletter primarily by e-mail appears to have negatively impacted the number of BIRPOA memberships received.
- Members asked that the newsletter and any other important documents be sent by paper mail – it's convenient and provides a more visible reminder.

#### BIRPOA Mailbox

- A mailbox has been installed in the marina office. Feel free to drop any correspondence, membership renewals, etc. in the mailbox.

#### Executive Committee Membership

- The following property owners will form the Executive Committee for the next year:
  - President: John Curley
  - Vice President: To be determined.
  - Past President: Bob Cavenagh
  - Treasurer: Alice Howarth
  - Secretary: Andy Shaw
  - Members: Ry Weisiger (new), Russell Green (new), John Feltmate, Sharron Curley, Jae Shaw.

#### Lake Plans / Stewardship

- A discussion was held on interest to create a lake plan and what such a plan might include. Russell Green and Bob Cavenagh expressed interest in pursuing this. It was noted that the Rideau Valley Conservation Authority (RVCA) and the Rideau Land Trust may be helpful organizations in this endeavour.

#### Adjourn

- Orland French, speaking for all BIRPOA members, thanked the Horton's for the use of their property and for keeping the meadow mowed so it can be enjoyed by all.
- Meeting was adjourned at 12:05 p.m.