

# BALSAM



# CHUTES

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## Annual General Meeting Agenda Jan. 16, 2010

**Board Executive:** *President*-Holly Strickland, *Secretary*-Mary-Ann Kosela, *Treasurer*-Else Cameron, *Directors*-Scott Cameron, Blaise Edwards, Seth Harder, Chris Kosela, Lawrence Stevenson, Jake Provost, Jon Strickland

*As the Executive of the Balsam Chutes Road Association our primary objective is accountability of funds and fee collection, our secondary objective is road maintenance and upgrading and our third objective is to create a sense of community.*

No.	Item	Comments/Questions
1	<b>Call to order</b>	
2	<b>Welcome &amp; introduction of Board Executive by Holly</b>	15 residents plus board in attendance
3	<b>Treasurers report by Else</b>	<p>Graph shared as to composition of road showing ownership of seasonal, year round and vacant lots.</p> <p>MPAC/ town have been contacted for property status. Approximately 10 invoices for road fees have been returned and we are looking into current mailing address.</p> <p>Discussion pursued regarding the property being sold at the Chutes. Owner confirmed will be leaving path open to public for access.</p>
4	<b>Road Fees &amp; Collections by Jake</b> In 2009 96 of 176 property owners paid their dues this means 45% have not paid. 76% of occupied lot fees have been paid this means 24% have not paid in this group.  'occupied lot' owners pay a fee of \$150.00 and all 'vacant lot' owners pay a fee of \$75.00. These fees are due by March 31 2010. This is our primary concern and we are	Several new members attending advised it was duly noted by both town and real estate that road fees are mandatory on this and all private roads.

	<p>looking into how we will be getting the collection up to enable us to maintain the road and upgrade where necessary.</p> <p>fees to be mailed to BCRA P.O. Box 62, Bracebridge, ON P1L 1T5 or delivered in person to 156 or 195 Balsam Chutes Rd. fees paid in cash will receive an receipt</p> <p>Mr.Edwards no longer going door to door to collect late fees</p> <p>We are looking into collection agency to help deal with the unpaid dues or a lawyer. This has been identified by FOCA as a good way to proceed with unpaid dues. We may begin with a registered letter as a last request before issue is taken to collections or a lawyer.</p> <p>Insurance – this is liability insurance to ensure we as an association (including all road members) cannot be sued. Those that do not pay are benefiting off of the members that do and this is unjust enrichment. The insurance due date is also the reason for the new payment due date.</p>	
5	<p><b>Road Maintenance by Lawrence</b></p> <p>Summer road grading currently by Fowler Construction- although this company did a good job the cost was too high</p> <p>Road upgrade priorities as follows:</p> <ul style="list-style-type: none"> <li>-brush removal from sides of road</li> <li>-ditch excavation with Gabion stone placed in problem erosion areas</li> <li>-culvert removal, replacement and installation</li> <li>-resurfacing with an estimated 100 loads of ¾" clear stone or similar</li> </ul> <p>Winter road maintenance currently by Walter Benn Contr.</p> <p>During thaws, when snow on road is soft, Mark Lane Const. was contacted to plow with larger blade and dump truck but is not able to as he is under contract by Town of Huntsville</p>	<p>Holly has had discussion with Walter Benn for summer road maintenance . He will be presenting at the executive meeting in March. RFQ to be sent out for ditching and culverts.</p> <p>Holly to contact Town of HV to see if they could do it.</p>
6	<p><b>Huntsville Zoning By-law by Lawrence</b></p> <p>Questions or concerns regarding this trailer by-law should be directed to the Town of Hunstville’s By-law Enforcement Dept. at 705-789-1751 x 2234</p>	
6	<p><b>Other Business by Holly</b></p>	<p>Volunteers to erect signs when</p>

	<p>New road sign for each end of road will be ready and mounted by June.</p> <p>Speed limit signs and reminder of children playing signs to be erected.</p> <p>Annual road clean-up &amp; social second Saturday in July</p> <p>Voluntary survey with 2011 invoice a possibility</p> <p>Website is being constructed</p> <p>Bulletin boards erected at both ends of the road for members to place notices/board to inform of important information &amp; newsletters</p>	<p>received</p> <p>Volunteers to meet at laneway to Chutes for work party</p>
8	<p><b>Q&amp;A</b></p> <p>The majority of residents in attendance were concerned with people who had not paid their due and questions revolved around how to get the late fees.</p>	<p>Feedback good job!</p>
9	<p><b>Closing comments by Holly</b></p>	