



Box 62, Bracebridge, Ontario P1L 1T5
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Annual General Meeting Agenda June 15, 2013

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

No.	Item	Comments/Questions
1	Call to order	
2	Welcome & introduction of Board Executive by Holly	
3	Treasurers report by Else <i>-See balance sheet reverse side</i>	
4	Road Fees & Collections by Else <i>-currently '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> <i>-in 2009 we stopped collecting overdue road fees door to door and retained a lawyer to collect late fees. The retainer cost us \$2400 in 2012 and the overdue fees collected in 2013 \$600 (+\$1000)</i> <i>-we have seen an increase in road fee payment, 58% of residents paid in 2008, 76% in 2009, 77% in 2010, in 2011 & in 2012</i>	
5	Legal action by Lawrence Review updated 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(NEW it was 90) after due date of March 31st (with spring newsletter)</i> <i>-1st lawyer's letter goes out 60 days after reminder notice if member did not pay in the previous year</i> <i>-2nd lawyer's letter goes out 30 days after 1st lawyer's letter if member did not pay in the previous year</i> <i>-small claims court follows</i> Update: <i>-we have sued two residents for unpaid dues the first cast we won by default judgment and the resident has been ordered to pay the late dues as well as the court costs (NOT lawyer fees). There is now a lien against the property and if the fees have not been paid further action may be taken. The second suit was settled out of court with the resident paying all outstanding dues as well as all of our lawyer costs.</i>	
6	Road Maintenance by Lawrence <i>-2012 work: 7 belly dumps of grade A ¾ minus gravel, spread and rolled, blasting, culverts plus 5 road gradings</i> <i>-2012/13 winter road plowing contracted to Muskoka Landscapingvoted on flat rate contract over per plow fee, saved approx. \$1500</i> <i>-2013 road grading being contracted to Mr. Luc Seward</i> <i>-2013 road upgrading and maintenance contracted to Mel Smith Trucking of the Miller Group plans for more bed rock blasting, culvert installation and material placement, also as per towns of BB, Huntsville and our insurance co road signs that read "This road has not been assumed for municipal maintenance, private road, use at own risk."</i>	
7	Petitioning the Municipality and Town of Huntsville by Holly assist. by Scott <i>- what we have researched:</i> <i>*MPAC does not account for private road in property assessment</i> <i>*Tax rates do not account for private road (lack of services)</i> <i>*MANY municipalities both in Ontario, Nova Scotia and in the States have private road agreements or By-laws that offer assistance to private roads</i> <i>-what we are considering requesting</i>	<i>-Luc Seward suggested hiring a lobbyist. Idea was declined due to cost constraints.</i>

	<p><i>*have the town collect the road fees in conjunction with the tax bills and remit said payments directly to our bank account bi-annually.</i></p> <p><i>*have the Municipality offer annual road improvement grants to privately maintained roads</i></p> <p><i>*request that the Municipality return a portion of the tax dollars that are allocated for roads to the BCRA for road upgrades</i></p> <p><i>*request that the Municipality/Town of Huntsville consider plowing our road in the winter, given that they plow Pinedale Rd. and Stephenson Rd. 1 and that we connect these two</i></p> <p><i>-recent article and reply in local papers</i></p> <p><i>-next steps need committee</i></p>	<p>-Lot 73 (road) is the property owner paying taxes on the road?</p> <p>-Suggested by membership that board find out more about road owner and ownership situation.</p> <p>-Find a lawyer who can look into it and report back at next AGM.</p>
8	<p>-Other Business by Holly</p> <p><i>--Stephenson Road 1 bridge C.C. Tatham and associates were contracted by the Towns of Bracebridge and Huntsville to conduct an Environmental survey regarding the future of the bridge. Current options are resurface the existing bridge, remove and build a new bridge or do nothing. A town meeting was held May 15th where C.C. Tatham and associates presented the various options and discussed their findings. The option of replacing the bridge is what C.C Tatham and associates are recommending, however no further action has been taken by the towns. Questions or comments to Bill Van Ryn of C.C. Tatham and Associates 705-645-7756</i></p> <p><i>-big Cat sightings or evidence of i.e. tracks, fur, dead carcass call Trevor MNR Wildlife Technician at 705-645-8754</i></p> <p><i>-changes in non-for-profit incorporation Actgiong to require changes to our by-laws and education by our board</i></p> <p><i>-Hydro lines need maintenance please call the customer service hotline to report trees and branches touching powerlines as well as brownouts hydro One Customer Communication Center 1-888-664-9376</i></p> <p><i>-Insurance increase</i></p> <p><i>-By-laws to change in 2014, need a lawyer who can navigate us through the process.</i></p>	<p>-Insurance though LMS ProLink they highly recommend more than 1 million road maintenance liability, so we are increasing to 3 million.</p> <p>-Also, according to our insurer contractors who work on our road need a minimum of 2 million liability and it is strongly recommended that BCRA be named on their insurance certificate.</p> <p>-Mr. Tony Niessen suggested he could contact a lawyer in the city for us. Offer accepted.</p>
9	<p>Vote on articles by Holly</p> <p><u>Article 1:</u> <i>To choose an auditor for the current fiscal year as required by 13.01.</i></p> <p><u>Article 2:</u> <i>To elect a President for a two (2) year term whose duties shall be: to determine what repairs and maintenance are needed for the upkeep of said road, to make recommendations to the owners and Board of Directors, and to perform such maintenance and duties and tasks as the owners' or Board of Directors directs and/or as authorized by 5.02, and to serve on the Board of Directors.</i></p> <p><u>Article 3:</u> <i>To elect a Secretary for a two (2) year term whose duties shall be: to record and maintain the administrative records of said organization, and to perform such duties as are determined by the owners or Board of Directors and/or as authorized by 5.03, and to serve on the Board of Directors.</i></p> <p><u>Article 4:</u> <i>To elect seven (7) 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 by-monthly meetings, which shall manage the affairs of the Association in accordance with the By-laws and to respond to emergencies as they occur.</i></p>	<p>Article 1: Mrs. Joanne Demart nominated herself as auditor, membership voted in favour</p> <p>Article 2: Holly reelected by acclamation</p> <p>Article 3: Lawrence Stevenson, Director, moved to Secretary's position.</p> <p>Article 4: The board recognizes the resignations of Else Cameron, Mary-Ann Kosela, Jake Provost, Scott Cameron, and Chris Kosela. Seth Harder, Lawrence Stevenson and Jon Strickland reelected by acclamation. Sylvia Iden, member in good standing at civic #350, nominated herself for Director's position, membership voted in favour</p>
10	Q&A by all	
11	<p>Closing comments by Holly</p> <p><i>-Draw for \$50 rebate off next year's road dues for attending the meeting</i></p> <p><i>-Thank you for your time and input. Enjoy the coffee and treats!</i></p>	<p>-Gib Piche, Director, moved to Treasurer's position</p> <p>-Board is currently running with fewer Director's than by-law's suggest.</p> <p>-Sylvia Iden, civic #350, won draw for \$50 rebate.</p>

		-Mrs. Joanne Demert moved that meeting be adjourned, Lawrence Stevenson seconded the motion.
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Final Summary Report BCRA to December 31, 2012	
Credits	
Carry forward 2011	8,953.91
Total fees deposited (inclusive of late fees)	23,169.30
Deposits not fees	769.77
Total Credit	32,892.98
Debits	
Bank Charges	146.28
Insurance	739.8
Summer road work	16,508.46
Winter road costs	7,279.50
Office supplies	485.7
Lawyer	2,426.98
Misc.	694.72
Total Debit	28,281.44
Carry Forward to 2013	4,611.54
2013 fees deposited up to Dec 31, 2012	200
Total carry forward	4,811.54