

Balsam Chutes Road Association
ANNUAL GENERAL MEETING
Port Sydney Community Centre
June 24, 2018
11:00 a.m.

Executive:	President	Lawrence Stevenson
	Treasurer	Cindy Warby
	Director	Geordie Heath (absent)
	Director	Sylvia Iden
	Director	Jake Provost
	Director	Jason McBride
	Director	Steve Crowell
	Director	Luke Seward

Meeting called to order at 11:04 a.m. by Lawrence Stevenson.

Welcome and self-introduction of Board members in attendance.

Self-introduction from audience.

Review and approval of 2017 AGM minutes – moved to accept Luke Seward, seconded by Jake Provost.

Treasurer's Report:

Cindy Warby presented the report and confirmed that each member was mailed a copy of the 2017 Statement of Account and the Statement was also handed out today.

- Started January 2017 with \$21,982.50 carried forward
- Collected \$51,019.72 throughout 2017 which included payments for prior years and \$6,325 was collected by collection agency (they keep 40% of what they collect so after commission and HST we received \$3,466.10). Last year 19 road members sent to collections; this year, 11. Appear to be a couple of abandoned properties as well as no current information on some vacant lot owners.
- Expenses as listed – road purchase to enable internet installation was our biggest expense along with the legal expenses incurred; summer road work and grading largest expense followed by winter plowing and sanding
- Insurance increased in 2017 due to road purchase (additional \$81.00)
- Miscellaneous expenses are explained in Note 2
- Ended 2017 with \$17,927.63 in the bank
- Currently sitting with \$48,700 in the bank
- Arrears/collections – average yearly collections since 2010 have been 75%
- To date for 2017 we are at 74% - 60% this time last year; 52% in 2016
- 11 delinquent (owing more than \$500) we put a "threat of collections" notice on their invoices and have sent to collections

President's remarks:

Lawrence Stevenson advised that the Board cannot speak to by-law complaints. The individual must make the report themselves.

The internet installation last year contributed to the cause of the worsened road condition.

Garbage still a problem; cottagers come up for the weekend then leave their garbage out Sunday night not to be picked up until Thursday. Residents should either clean it up or speak to the culprits personally.

Speeding continues to be a problem. The criminal code applies on a private road so we need to identify the driver and the vehicle and videos and pictures will aid in bringing a charge if necessary.

Road Committee:

Steve Crowell began by explaining that the final grade and spread of gravel could not be done last Fall due to Lakeland.

This year the road work will be scheduled when our grader (Luke Seward) is available. Culverts will also be a priority, that date to be determined as well.

It is difficult to confirm what will be done; when we have date for equipment, etc., the information will be posted on our Facebook page.

Terry Stradwick from 501 has a complain concerning drainage and driveway erosion. Ditching done in the past has caused a problem on his property.

The Board is willing to listen to these complaints but would like the resident to propose a solution. The Board will then decide how it will be paid for. Fowler has done great work in the past however they have become cost-prohibitive. Major problem on the road is drainage; there is no minimum standard and it would cost much more to bring it up to standard the we could ever afford.

Further discussion:

Lawrence Stevenson advises he is stepping down as President of the Board. There was no interest expressed in filling the position.

Fees for multiple properties

Several road members own more than one property. We have ten owners who each own two properties – five of whom currently pay two fees. We have a list from the Town of Huntsville that shows there are two separate roll numbers for each of these lots, so presumably taxes are being paid on both lots.

Certain lots cannot be separated, nor can they be sold, due to the size and perimeter. Ms. Griepsma from 360/366 brought up the fact that her second property is a pie-shaped lot that can never be built on or a driveway added from the road. She thought some consideration should be given for those who own two lots. It was explained that the fee already varies - \$300 for occupied, \$200 for vacant.

It was suggested that the onus will be on the property owner to make their case for having to only pay one fee. A letter from the Town of Huntsville would be required stating that the lot could never be built on.

A motion was brought forward that residents owning more than one lot need to bring sufficient grounds to the Board that they should only have to pay one fee as per above paragraph. Approved by Else Cameron and seconded by Mary-Ann Kosela. The motion was voted on and carried

Social media and our privacy

Marianne suggests that our Facebook page should be a private group. It gives out too much information to the public. She knows how to do this and will help us to create this group. You will then have to request to follow the page and be approved. The website will continue to be a public page; Facebook will be private.

Chutes Lane

Logs are coming up through the road due to lack of material. Luke will try to remove with backhoe. Also this winter the lane was missed by snow plow three times. We will speak to Paul Fuller about this for the coming winter.

Road ownership

Property taxes will not be charged to the road association for our ownership in the road. It will cost approximately \$600/year.

New business:

It was suggested that a personal welcome visit be paid to everyone who moves in on the road. We send a letter of welcome and introduction currently. No one volunteered to be the welcoming committee.

In July we are hoping to put down 400 tons of 1" clear stone to begin the process for the season.

Meeting adjourned: 12:20 p.m.