



*little silver and
rainbow lakes
property owners
association*

MINUTES OF THE LSRLPOA DIRECTORS MEETING

Wednesday, July 22nd, 2020 at 7:30 p.m.

ACTION ITEMS IN BOLD

Attending: Frank Johnson (Chair), Margo Ayers, Alison Bentley, Paul Chambers, Andrew Kendrick (Lake Steward), Sue Sammut, Lynn Tarzwell (secretary), Emily Viirre (Treasurer)

Regrets: Cathy Anderson

1. **Minutes** of June 11, 2020 meeting approved.
2. **Arrangements for cheque signing authority** minuted/confirmed for both Frank Johnson and Emily Viirre, our new Treasurer. Frank and Emily will deal with the forms, etc. at the bank although they can now go there separately.

3. **Beaver Baffler:**

Andrew Kendrick estimates it will cost approximately \$100 to buy new materials to rebuild the beaver baffler. He has spent about \$50 on anodes at the Chandlery in Britannia to reduce the rate of corrosion of the galvanized wire we've been using and anticipates needing **another \$50 for more wire** when it's available. We have been getting the wire for free from Steve Hiltz, whom we should be able to supply with the small amounts of wire he needs in future. Andrew assumes the cost of these repairs will accrue over the next two years.

4. **Boat Speeds and Warning Signs**

Speeding boats continue to be an issue on Little Silver Lake. The speed limit of 10kph within 30m of the shoreline is federally mandated, but our signage does not speak to the specific status of the lower half of Little Silver Lake, a low-speed zone. There is a plethora of signage at the boat launch; we need to send one or two effective messages instead. **Andrew will contact custom sign-makers, and estimates they will also cost less than \$100.** This was approved. Also, **Frank will contact Councillor Rob Rainer to note that we are a low-speed lake** on the Tay Valley Township Lakes and Waterways [site](#). Andrew noted that there's a lack of understanding of who is entitled to do what on the lakes and the roads; Frank agreed that this is a conflicted area; for example, when he notified Rob Rainer about the motorcyclists chewing up LSL and Silvery Lane, he was horrified.

5. **Suggestions and Budget for the Website**

Eileen Barbeau has been looking after the website for about ten years, but is leaving her webmaster position at the end of July. Frank noted that to date there have been no volunteers to take this on, which requires about an hour a week commitment. The Directors passed a motion to ask Eileen for the passwords, etc. to take this over. We agreed to surveying the residents re: having a website at all, and if we do, what do we want on it? Probably we need at least a "we're here and here's how to contact us." **Frank suggested a short, approximately 5-question survey of residents.** The survey might also discover people on the lake willing to help out with the website.

Domain, Site Hosting and E-mail Addresses

Frank consistently uses the @littlesilverandrainbowlakes.com e-mail suffix, largely so whoever takes over the position eventually will have access to all the e-mails for the position. Andrew uses the Lake Steward address, partly due to continuity and partly because it's anonymous. He noted, however, that the Lake address is susceptible to spam. Another approach is Sue Sammut's, who has a separate Gmail address for lake business. **Frank will look into this.**

6. Items from the AGM

- a. **Minutes** – Thanks to Lynn for preparing these. Eileen will post these on our website.
- b. **VP and Webmaster Positions: Board members will continue to canvass residents for these positions.**
- c. **Road Liability Working Party:** In his development on Silvery Lane, Andrew Kendrick has encountered a decision by the Township staff, never ratified by Council, that new development had to assume some liability for the road. This approach of loading total liability, e.g. asking Andrew to take out insurance for anything that happened on Silvery Lane *forever*, has ruined many people's plans, even livelihoods. New developers would encounter the same hurdle, which would lead to two road associations: those who have recently developed and those who are grandfathered in. Three lawyers advised the Kendricks that the Township does not have a legal leg to stand on. There are also many properties that are classified improperly, i.e. as year-round or seasonal.

Andrew noted that Township policies have been selectively applied, e.g. the Poulins and at least two other owners were not asked to assume this level of liability in the development of their properties. When the Reeve referred to our roads as "private" at the AGM that is entirely erroneous. Both Little Silver and Silvery Lane have portions that are strictly private. This causes us issues with the OPP, the boat launch, etc. (Note: our roads are labelled Private/Unassumed on their [list of Private Roads](#). There is no official policy or bylaw; just a [vague direction from the Township](#) that residents "may want to consider" that liability insurance should be assumed by a "road association" or by "each individual property owner").

Currently, if we do maintenance on the roads (and also the beaver bafflers), we may be liable for any injuries. Currently none of our road associations carry coverage for the roads, which means any resident may be liable for damages. There is to be an initiative by the Township to sort this out some time in August. Lynn Tarzwell wondered if the Federation of Ontario Cottagers Association might have some direction on this; surely this is a widespread issue in the province, but Frank said this may be limited to TVT.

- d. **Uncontrolled dogs:** Some residents on Silvery Lane are unhappy with dogs poorly or not controlled charging at people walking on the road. Tay Valley has clear [bylaws](#) re: dogs "running at large", barking, defecating, etc. Out-of-control pets negatively affect residents' enjoyment of their property, and owners need to be aware of their responsibilities and liability, which apply to their own dogs and "visiting" animals. More detail on Animal Control Bylaws can be found [here](#); note also a [2002 amendment](#) that requires owners to pick up after their pets. **Frank will add a note and appropriate links to the next Bulletin.**

7. Items for July Bulletin:

- a. **Minutes of the AGM** – link to this in the Bulletin.
- b. **Gypsy Moths:** Andrew noted e-mails from FOCA saying that this year's infestation has largely passed. (In the Agenda, Frank suggested watching *The Biggest Little Farm* on

Netflix, a documentary chronicling a young couple's quest to create a sustainable, natural farm in California.)

- c. **Nature Notes, further thoughts on Website, etc.:** All agreed that the Nature Notes are very enjoyable, and hope Alison will continue posting them. She has submitted her latest set of notes for Frank to post.

Alison noted that the survey about the website should state that if we don't get a webmaster, we have to discontinue with the website.

- d. Emily posited that we might consider having a Facebook group instead, which seemed like a good idea going forward. Andrew said he'd be sorry to see the website go; although its setup is outdated, there's a lot of great material on it. If it will be expensive to update it, should we consider advertising? This should be included on the survey. Lynn noted that Algonquin College's School of Media and Design has programs that could employ student groups help us improve our website but they would need guidance from our end and patience. **Lynn will look into what programs are available at the Ottawa and Perth campuses.**

Andrew asked if we wanted to push for better rural broadband, and it was agreed that better access would be great. **Andrew volunteered to draft an open letter from the Association to the Tay Valley Council**, who are currently working with the Eastern Ontario Regional Networks group to improve cell and internet coverage in our area (see Brian Campbell's remarks in the AGM minutes).

8. **Adjournment: 8:12 p.m.**