

MINUTES OF THE LSRLPOA DIRECTORS' BOARD MEETING

THURSDAY, JULY 31st, 2025

AT 4:00 PM

ATTENDING: Frank Johnson (President), Tom Ellis (Vice President), Frank Sammut (Lake Steward), Carol Morgan (Treasurer), Cathy Anderson (Secretary), Steve Hiltz, Richard Mosley, Jim Walterhouse, Margo Ayers

REGRETS: None

ABSENT: None

Frank Johnson appointed Tom Ellis as Chair of this meeting of the Directors. Approved by all.

1. APPROVAL OF AGENDA: Approved by all.

2. WELCOME AND INTRODUCTIONS: Tom Ellis welcomed all, and especially the new Directors who are joining our Association Board...Margo Ayers, Richard Mosley and Jim Walterhouse. All attendees gave a brief introduction.

3. MINUTES OF JUNE 25, 2025 DIRECTORS' MEETING: Approved by all.

4. MINUTES OF THE AGM: Will be forthcoming when available.

5. PRESIDENT'S REPORT: Frank Johnson

a) MUNICIPAL AFFAIRS:

i) OLT Appeal Summary in the FOCA newsletter has finally been corrected.

ii) Tay Valley Township and the PUR Situation...

Frank reported that the Township is keen on moving forward with the process of finding a long term solution to the PUR situation. It is unclear what their next move will be and when that will happen. Frank suggested that it would be wise to get out in front of them. Towards that end, he is working on a position paper that spells out the pros, cons and potential costs of a number of possibilities, and he suggested that it be circulated first to the property owners (volunteers) who have taken on the work of managing and maintaining each of our three roads, to get their initial feedback before it is circulated more widely among the general Association population. Those road volunteers, he reasoned, will be very impacted by whatever decisions are made in relation to the roads going forward, and are most familiar with road maintenance issues. Steve expressed his feeling that property owners should be consulted and given an opportunity to weigh in on options early in the process, and he was concerned that they should not be left out of the discussion while decisions are potentially being made. Frank J. responded that there would certainly be consultation among the property owners on each individual road before moving forward with the Township, but he feels it is prudent to begin by getting feedback from the people who are most closely involved in working on the roads. Frank S. and Richard provided feedback on behalf of those who work on Little Silver Lake Road and the residents who live on it, based on a recent meeting of residents to discuss the road, along with PUR issues and the Township's involvement. It was reported that maintenance of the status quo is the preference of that road group, and seems to be the preference of the majority who live on LSL Road. Frank shared his opinion that each road likely has their own point of view and should act independently when deciding which option relating to the future of ownership and

maintenance of their road is best for them. Richard expressed concern regarding the potential liability for property owners who carry out road maintenance as volunteers on the road. He reported that Cade Insurance has indicated that we would not need to be an incorporated association to take out insurance to protect those people from the risk of litigation resulting from an accident on the road. Frank S., who is one of those volunteers, felt that taking on insurance might increase the potential for personal liability. Although Steve wondered whether it might be advisable for all three roads to form an association to work together on negotiations with the Township, there was general agreement that it would not likely be feasible to have all three roads associated as one large group, since they each operate independent of the others, and each are faced with different issues, and have differing viewpoints and histories, all of which will impact the path forward.

It was suggested that the property owners on each road should discuss among themselves what the issues on their road are, and how the residents on each road wish to proceed in dealing with TVT. Those discussions would best begin by consultation between the Board's Area Reps and the people who administer their roads (on Little Silver Lake Road...Frank S., Roy Hewitt, John Lang; on Silvery Lane...Steve Hiltz, Doug Lake, Ed Filby, Margo Ayers; on Rainbow Lane...Mike Moriarty). Having Frank's position paper to guide that discussion would be helpful. Frank will finish working on his position paper and will circulate it to the Area Reps and to the POs who manage and work on each of the three roads. Frank stated that he would be able to circulate that document more widely to residents living on the 21 PURS within TVT if deemed appropriate, to help to inform their decisions moving forward. Both Steve and Frank S. shared their concern that this document should not be shared widely without caution, in order to protect against the Township gaining access to it before any negotiations begin. Tom suggested that the broader community be advised that such a position paper exists, once it is ready for distribution, and told that it can be shared if desired by directly communicating with Frank J.

b) WATER SOURCE PROTECTION PROJECT:

This is a FOCA led initiative and our involvement was approved by the membership at the recent AGM. Frank circulated the survey to all Association POs on FOCA's behalf and there was an 80% response rate, which is very good. He has had no feedback from FOCA on the results of the survey as yet.

Four steps ahead for the Project...

1. Engage local experts
2. Assess existing information and identify gaps
3. Communicate about the Project with members of our Association
4. Identify Project expenses (as there is money available). Frank suggests that such funding could be used to get a second opinion from a hydrogeologist regarding the Blue Metric Report, and possibly to carry on with the dissolved oxygen project. The three sensors that have given us data for the past 20 years have stopped functioning. The rough dollar value of each sensor was \$3000 twenty years ago. So replacement will no doubt be very expensive. Frank could look into the possibility of procuring replacement sensors for us at a reduced price. He noted that climate change has meant that the lake turnover is weakening, which is concerning.

6. TREASURER'S REPORT: Carol Morgan

(Carol was initially unavailable although she did join towards the end of our meeting. Thus, Tom spoke on her behalf.)

a) Budget:

The budget for the upcoming year was presented with some vagueness at the AGM, as there were some things yet to be determined. It was tentatively approved as presented. The proposed budget document was then circulated to the Directors following the AGM. It was noted that the registered and paid membership must reach 75 in order for the budget to balance. We have not yet reached that level of membership for the upcoming year, so encouraging payment of fees by those POs who have not yet done so is

necessary. The biggest items in our budget will be FOCA membership, and the costs of insurance. Discretionary items will be the social activities proposed going forward and costs involved in managing our website.

Budget was approved by all.

b) FOCA Membership:

Tom will discuss with Carol how best to advise Association membership of the codes to allow access to the website, and to promote awareness of the benefits of membership in FOCA.

7. LAKE STEWARD'S REPORT: Frank Sammut

a) BaSS Project:

Frank reported that the BaSS team sent 4 members to LSL on July 6th. Snorkelers were shuttled around the northern basin of the lake, looking for recruitment fish, which are juvenile bass that are 1-2 years of age, in the areas of the lake that will be designated as sanctuary zones in the future. These recruitment fish tend to hang tight to the shoreline and are usually easily visible to the snorkelling crew. Adults are also counted and the crew also make note of other prey species. The recruitment fish counted in these future sanctuary areas will be compared to counts in non-sanctuary areas. This year's results will provide a baseline going forward. What the crew found was relatively low numbers of young bass relative to the number of adults. They also commented on the abundance of crappie in the lake, significantly more than in other lakes that they have sampled. Crappie are a predator fish of young bass fry and eggs, which are easily targeted if males are taken off the nests during spawning season, leaving the nests unprotected.

After lunch at Frank's house, the crew were taken out for some sample fishing. Their intent was to catch bass, measure their lengths, and take scale samples for age determination back at the lab. They were able to catch 8 bass of various sizes in about 3 hours of fishing, all adult fish between 3 and 4 pounds. All were released. No juvenile

fish were caught. One very large pike was also caught and released. Dave Philipps said that they might come back one more time before summer ends to repeat this process.

Sanctuaries have been established and tested on two area lakes over the past two years and that initial study showed that sanctuaries do work. This project has been underway in a much broader area for the past 20 years. The bass population has generally diminished significantly over time in many Ontario lakes, including our own, in large part because male adult bass have been pulled off the nests, which threatens the bass population. However, sanctuaries have been shown to promote the health of the bass population in lakes. We are fortunate that Frank was able to arrange for us to be included in this study to establish bass sanctuaries on Little Silver Lake.

b) Poachers:

Poachers continue to be observed pulling quantities of fish from the lake. If seen, Frank suggests that he be called and he will try to respond and confront.

c) Eurasian Water Milfoil:

Milfoil is an invasive aquatic plant that can be found in our two lakes, especially in areas with shallower water. Apparently it is found in all of the lakes of Eastern Ontario. It is a perennial submerged herb that can form large, floating mats that prevent light penetration and out-shade native plants. If it takes hold, it can quickly spread. Tom reported that he has noticed that there doesn't seem to be as much this year as in the past. Frank indicated that it is still there but does not seem to pose a threat to the lake or to the fish population at the present time.

8. SECRETARY'S REPORT: Cathy Anderson

a) Membership List:

Efforts are being made to ensure that our aggregate contact information for property owners on our three roads is fully up to date. Our intent is to add phone numbers for all property owners to round out our current information.

Next steps...

Cathy will send a current list of contact information for the POs on each road to Area Reps. Area Reps will provide feedback as to the accuracy of that list. Cathy will then compose a letter to be sent to each property owner confirming what we have on file and asking for updates to include phone numbers. It will be important to communicate to property owners in that letter that their contact information will be shared only with the Directors of the Association, and will not be released more broadly, and that the inclusion of phone contact information is important in the case of emergency on their property in their absence. That proposed letter will be sent to all Directors for feedback and editing. Once confirmed, those individual emails will be sent and replies will be used to update our Membership List which will then be shared with all Directors. That is particularly important so that any of us can assist with contacting property owners in the case of an emergency.

In the past, the Association published a directory of property owners' contact information, which was shared with all members. However, that was discontinued when concerns for privacy overrode the benefits of distribution of that information.

It was agreed that all Area Representatives have authority and responsibility to act as a conduit for communication between property owners if a request is made, being careful not to divulge information without the expressed permission of those property owners in question.

Steve queried the use of the generic LSRLPOA affiliated email addresses for Directors that were set up in the past. Tom will add that to the list of IT concerns to be addressed at a future meeting.

Area representatives are to follow up with POs who have not paid their membership fees yet, to try to boost membership.

Contact information compiled should include all property owners, even if they are not members of the Association. Again, this is important especially in the case of needing to contact those owners in the case of an emergency.

9. VICE-PRESIDENT'S REPORT: Tom Ellis

a) Governance:

Tom provided a report on nomenclature to be used when referring to Association business. He confirmed that we are known as "Directors" of the Association, and we hold "Board Meetings". The Officers of the Association include all but the Areas Representatives (President, Vice President, Treasurer, Secretary, and Lake Steward). Quorum (with a total of 9 Board members) is achieved with 5 members. The President is the Chair of meetings, although he/she can appoint another member to fulfill that role at meetings. The ByLaws of the Association include Schedule 'B' which lists each of the Officers' responsibilities.

Steve suggested the possibility of an addendum to the ByLaws which lists functions or duties which lie outside of the official responsibilities of Directors listed in the ByLaws. These additional functions may be held by one or more people within the Board or by members outside of the Board but within the Association. Tom suggested documenting, over the coming year, what each Director is actually doing in their role. That could be

used to update the ByLaws if necessary, or to pass an accurate listing of functions associated to their role along to incoming Directors in the future.

b) Website:

Currently, the President of the Association acts as the webmaster. A new version of the website has been developed and Tom has access to that through Frank (whose brother developed and is administering our website).

Tom suggested that a subcommittee should be established to discuss and make recommendations regarding the development and management of a new website. He offered to chair that subcommittee. Membership could come from within the Directors' group or from any members of the LSRLPOA. Carol suggested sending a bulletin to all POs to invite interest, elicit the sharing of expertise, and encourage involvement in such a subcommittee. Tom confirmed that involvement in subcommittees by POs who are not Directors would be allowed by the ByLaws.

10. New Business:

a) Carol apologized for her lateness in joining today's meeting and indicated that any Directors with questions about the budget should feel free to contact her directly.

b) Jim indicated his interest in the establishment of a Social Subcommittee of the Board, especially now that the Association and its Directors have liability insurance in place. He stated that neighbours have talked about social activities that used to happen within the lake community, and how much they miss those opportunities to socialize and make connections. He raised the possibility of reestablishing some of those activities and introducing new ones. Jim would be willing to sit on that subcommittee, and membership would be available to any member of the LSRLPOA, which would also offer the benefit of encouraging more involvement in the Board and within the Association. Tom and Jim will discuss this further. Richard suggested the possibility of using the ABC Hall for some of our future events which would allow for the involvement

of larger numbers of people than individual properties on the lakes might accommodate.

c) Jim raised an issue of safety on our lakes, talking about the importance of displaying our pin numbers at our lakefronts, so that emergency services can be advised of addresses to attend in the case of an emergency happening on the lake. He suggested that we, as an Association, have a role in communicating and promoting this suggestion to our members. Steve wondered whether the Association might play a role in sourcing signage. Carol wondered whether any properties that have an automated external defibrillator (AED) might also post signage at the lakefront. Tom will include these items in the Agenda for our next meeting.

11. NEXT MEETING: Wednesday, August 27th at 4:00 p.m.

12. ADJOURNMENT: Meeting was adjourned at 5:50 p.m.