

# **MINUTES OF THE LSRLPOA DIRECTORS' BOARD MEETING**

February 23, 2026  
AT 4:00 PM by Zoom

**ATTENDING:** Frank Johnson (President), Tom Ellis (Vice President), Cathy Anderson (Secretary), Carol Morgan (Treasurer), Steve Hiltz, Richard Mosley, Jim Walterhouse

This meeting of the Board was chaired by Tom Ellis, in his position as Vice President of the Board.

**REGRETS:** Margo Ayers, Frank Sammut (Lake Steward)

**ABSENT:** None

**GUEST:** Mike Champagne, a neighbour in the Maberly Pines Development who has been following municipal affairs closely, was an invited guest at this meeting. He attended for the portion of the meeting during which recent developments in municipal affairs and water source protection were discussed.

**1. APPROVAL OF AGENDA:** Approved by all.

**2. APPROVAL OF MINUTES OF BOARD MEETING held January 19th, 2025:**

Approved by all as circulated, with the following corrections...

- a) Addition of a note that Tom Ellis chaired the meeting
- b) Revision of a comment about participation in municipal voting suggested by Tom

### **3. PRESIDENT'S REPORT: Frank Johnson**

a) Municipal Affairs –

TVT's CAO has requested that Council approve the restructuring of the Finance Department, which will include funding for the creation of a new position and for the redesign/furnishing of office space to accommodate that additional staff member. During budget deliberations in late November 2025, Council voted by a margin of 6-2 not to approve the creation of the new position that the Reeve had recommended in his proposed budget. However, the CAO presented a report to Council in camera at their first meeting following the winter break held on February 3rd. In that report, she reintroduced her request for a new position in the Finance Department, basing that renewed request on the recently announced upcoming retirement of one of the employees in that department. The desire to protect the privacy of the individual retiring was used to justify the closed session of Council, out of which came a motion for Council to vote on restructuring of the Finance Department, the creation of a new position, and the commensurate redesign of office space. This motion was to be voted on two weeks later, on February 17th, 2026. Tom Ellis, Mike Champagne and Cathy Anderson were present at that Council Meeting, and Cathy addressed Council as a delegation at that meeting. After debate, Council voted to defer the vote until March 3rd, to allow more input from members of the public. Following the meeting, Councillor Angela Pierman reached out to Cathy and Frank Johnson offering to meet to discuss our assertions that the report submitted to Council by the CAO to justify a reversal of their November vote was flawed both in content and in process. Cathy was unavailable to meet, but Mike Champagne and Frank Johnson plan meet with her on February 24th to discuss. Frank has prepared a report, with input from a number of Board members and from Mike Champagne, to submit to Angela to guide their discussion.

A discussion on these recent municipal issues ensued, with contributions by many Board members. The need for Council to provide oversight of Staff by

asking probing questions to ensure transparency was discussed. Councillors seem entrenched in their point of view and it looks like the new position will be approved, likely by a vote of 6-2 in favour with two Councillors opposing (Councillors Jordan and Baker). Short term alternatives to address work overload within the Finance Department were discussed, including hiring contractually as well as giving the new and expensive software a chance to have a positive impact. These short term solutions would avoid imposing this financially irrevocable decision on a new Council.

**Action Item:**

Frank J. and Mike Champagne to meet with Councillor Pierman on February 24th to discuss, and will keep the Board advised as needed. They will forward their prepared report to all Councillors, and will ensure that they are all aware that this will become an election issue.

b) Source Water Protection Project–

FOCA's pilot study on the protection of source water (which is mandated at the municipal level) involves 3 different lake associations (including LSRLPOA) and it is well underway. FOCA has put together a protection plan for those relying on private water supply (well or lake water) as their source. Our Association (thanks to some amazing and dedicated work by Frank) has submitted a comprehensive report to FOCA. The report highlights that our properties largely rely on well water and there is no rigorous way of monitoring the water supply. Monitoring for quality is easier than monitoring for quantity. The nearest monitor on a well, monitored municipally by the RVCA is on the south shore of Christie Lake.

FOCA's Spring Seminar is being held on March 7th. Tom will attend on our behalf and will sit on a panel discussing the Source Water Protection Project. Frank expressed his hope that FOCA's current focus on the need for source

water protection results in establishment of the need for monitoring, along with a method for accomplishing that monitoring and designation of responsibility for doing so. The question of responsibility is not clear, especially in light of the Ontario government's current thrust through Bill 68 to clear the way for development by amalgamation of conservation authorities throughout the province. Currently, our Township is represented with one member sitting on the Board of the RVCA and another on the MVCA. However, with amalgamation of conservation authorities, local municipal representation may not continue, which is a real concern.

Tom expressed appreciation to Frank on behalf of all of us for preparation of this report and for his guidance and hard work on this initiative. He also expressed the importance of seeing this as a living document and ensuring that the issue of protection of source water stays in front of our municipal government. He reminded us that the hydrogeological BluMetric report, which informed the establishment of the Maberly Pines subdivision, stressed the importance of monitoring of the water source annually. In commissioning and accepting that BluMetric report, the Township implicitly took on that responsibility. It does not appear that such monitoring has taken place.

Tom reported that FOCA will provide funding to the Lake Associations involved in the Source Water Protection Project (\$2500) to be used for hosting meetings, hall rental, travel to meetings for representatives, etc.

**Action Item–**

Frank will ensure that all members of the Board have a copy of his report so that we have a chance to review it and to stay informed.

#### 4. TREASURER'S REPORT: Carol Morgan

a) CRA Tax Filing–

No one within our Association has come forward as a volunteer to assist with CRA tax filing. So, Carol has been in touch with the accountant who has recently worked on and submitted our taxes during a time when things were more complicated because of the influx and dispersal of funds associated with our OLT appeal. In the past two years, we have paid approximately \$1650 and \$1248 respectively for submission of taxes. This year, our accounting situation is more straightforward. Carol will consolidate all the data to submit to the accountant for this year's filing, and it is estimated that her fees will likely be about \$800 (based on 4 hours of work) as an upper limit.

**Motion–**

Carol will engage the accountant who has worked on our taxes for the past two years, who will submit this year's taxes to the CRA on our behalf.

Seconded by Tom Ellis.

Approved unanimously.

Tom expressed our appreciation to Carol for her work on our behalf to minimize our accounting costs.

b) Calendars–

The production and costs incurred in providing this year's calendars was not an Association initiative. However, Carol noted that several Association members had paid for their calendar purchases by making electronic transfers into the Association account, instead of directly to her. She will correct that, and that transfer of funds back to her will show up in the Association's banking record. One calendar is still available for gifting by the Association, and Tom suggested

that it be offered to Mike Champagne for all of his recent work on municipal affairs.

c) Financial Statement–

There is currently a balance of \$4500 in our Association account, including a small amount of money left over from our OLT appeal (approximately \$250). Carol wondered how it might be used or dispersed. Richard suggested that it be set aside in a reserve fund, an idea that was supported by all.

**5. LAKE STEWARD'S REPORT:** Frank Sammut

Frank is currently away and therefore no report was submitted at this time.

**6. SECRETARY'S REPORT:** Cathy Anderson

Nothing to report.

**7. VICE-PRESIDENT'S REPORT:** Tom Ellis

a) Bulletins–

Mail Chimp shows an engagement with Bulletins of less than 50%, which raised concern that those mailings may be going into junk/spam folders. Tom suggested that he may consider drafting an email to be sent to area representatives for distribution to Association members, alerting that he has sent out a Bulletin. That way, members can track down and retrieve the Bulletins if they have ended up in junk or spam folders. MailChimp will track engagement, and hopefully this will lead to increased visibility of Association activity and initiatives within our membership.

## **8. SOCIAL COMMITTEE: Jim Walterhouse**

The next meeting of the Social Committee is being held on February 24th at 4 pm. Jim summarized some of the ideas percolating within the Committee. Those ideas include the possibility of a “Welcome Back to the Lake” Spring Social, possibly on the May long weekend. One challenge is finding space to accommodate a large gathering, and the committee is considering properties on the lake that might be amenable to supporting this kind of event, or alternatively using the ABC Hall. This event might include a potluck lunch, lawn games, activities encouraging social engagement among attendees, as some of the possibilities being considered. Other possible ideas include dock visits hosted by Association members, a fishing derby, birding tours with Alison Bentley, rotating card/games nights, a sitdown breakfast at the AGM, and 50/50 draws (Jim will look into making sure that the Ontario Lottery Regulations will permit this). More details will follow. The Committee is focusing on ensuring that activities be available on both Rainbow and LSL, and that all Association members be encouraged to participate, finding ways to accommodate any challenges that might discourage involvement (as an example, a pontoon parade to include all interested participants regardless of their mobility or available equipment).

## **9. OTHER BUSINESS:**

### **a) AGM Planning–**

Tentative acceptance of invitations for attendance has been received by Ken Cox (MNR/FireSmart Canada) and Haley Matschke (RVCA). Ken’s presentation usually runs an hour, which is considered too lengthy for the AGM. We discussed the possibility of offering his presentation at the end of the AGM for those interested, with an intro during the meeting, or offering his presentation as a separate event. Richard suggested involving our local firefighters in the AGM, recognizing the importance of establishing and maintaining our connection with that important local emergency resource. He also highlighted the annual open

house held at the Maberly FireHall, which is very informative and offers great children's activities. Jim has offered to manage the technical aspects of the AGM, which we are grateful for.

Our AGM Agenda will include a report by Carol on Finances and Budget, and a report by Jim on the activities of the Social Committee. The Election of Board Members for the coming year will need to take place. Carol is willing to stay on as Treasurer, and Cathy will stay on as Secretary and Area Rep for LSL Road. Jim is willing to stay on as head of the Social Committee and Area Rep for Rainbow Lane. Richard is willing to continue as Area Rep for LSL Road and Steve as Area Rep for Silvery Lane. It is anticipated that Frank S. will continue as our Lake Steward and Margo will continue as an Area Rep for Silvery Lane, but they will be asked for verification of that willingness.

Anticipated openings on the Board include the position of President (Frank is willing to stay on in the role of Past President, which would require a change in the Constitution which no longer includes that position), and Tom Ellis has offered to stand for that position. That would open up the position of Vice President, and of Area Rep for Rainbow Lane.

### **Action Items—**

1. Tom will prepare a first draft of the Agenda for the AGM to be considered by the Board at our next meeting.
2. Tom and Richard will work together to formulate a plan to involve our local firefighters at our AGM.

b) Bulletin Ideas–

Looking ahead to the next Bulletin, some ideas might include information about the upcoming AGM, as well as Social Committee plans once those are further developed.

**10. NEXT EXECUTIVE MEETING:** March 19th at 4:00 p.m. by Zoom

**11. ADJOURNMENT:** Meeting was adjourned at 5:28 p.m.