

Minutes

North Alport Bay Ratepayers' Association Annual General Meeting

Date: Saturday, June 18, 2022

Location: Montgomery Family property, 1154 Beaumont Farm Road

Time: 10:00 am

Attendees: Joan and Paul Bartlett, Tom Yewman, Neil Hutchinson, Leslie Kennedy, Donna Worth, Lorraine Kennedy, Carly Kennedy, Dave Coon, Don Seedman, Jeff Davis, Isobel Heathcote, Blake Heathcote, Steve Kyskira, Lydia Kyskira, Kyskira family members, Susan Montgomery, Keith Montgomery, Frank DiMarco

Regrets: Grant and Jody Kilpatrick, Lesley Happy

President's Welcome and Introduction

Approval of 2021 Minutes (previously circulated)

Corrections:

- Executive positions – change to Dave Hewgill instead of Dave Einboden
- Speed signs for road – change to Beaumont Drive
- Next AGM – add 2022

- Proposal - Isobel Heathcote
- Second - Steve Kyskira
- All in favour

Business Arising from Minutes

- will discuss signage further in meeting

Treasurer's Report

- See attached
- Collected enough money to pay as we go. Up \$152 from last year. A lot of our costs are fixed, including snowplowing. Will wait for Road Report to discuss if Daryl Beaumont will be continuing with existing costs for snow removal
- Question: What do MLA and FOCA provide for us? Insurance, access to webinars and services, plant sales etc.
 - Liability insurance that we have to pay for the road
 - With FOCA – there are discounted packages that we get to take advantage of for insurance

- Proposal – Keith Montgomery
- Second – Dave Coon
- All in favour

Road Report

- See attached
- **For 2022**, early frost exit, rainfall, construction traffic all impacted the road
- May 11 – first maintenance completed
- June 14 – clearing shoulders of forested material, harley rake to break depressions (potholes), added 20 tons of aggregates, cleared ditch in front of a property, used harrow to drag road and break it up
- Implemented the plan of restricting access to road. This resulted in better safety, productivity and better end result. Had a sign to call for access and the system worked well.
- Second phase recommended – plan to use pony grader to: 1. Redo base and 2. Grade to shape road (better drainage) – planned for August
- Fall – maintenance to get ready for winter – fill potholes etc.

Winter maintenance

- no complaints about Darryl Beaumont, he has been billing the actual amount of time spent
- 2 new factors for winter –
 1. Liability insurance has increased for contractors, especially snow removal
 2. Fuel costs
- Agreed on number for now of increase of \$800+ tax
 - This will be an increase for the upcoming winter season unless fuel costs decrease and he will adjust for fuel cost drop
- Motion to award contract to Daryl Beaumont for winter maintenance – Don Seedman
- Second – Donna Worth
- All in favour

Discussion

Daryl Beaumont missed part of road leading to Jeff Davis' property a few times this winter when the snow was deep – Don Seedman will talk to Daryl Beaumont to remind him that this section is part of the main road and should be plowed at the same time as the main road, and not when the driveways are plowed

Question about dust reducing measures from last year's minutes – as per Don Seedman, dust control measures are cost prohibitive and he figured it wouldn't be palatable for association to take on the project

Comment from Don Seedman – the timing for any road work to be performed is set for when it makes sense for the road with weather conditions, equipment availability etc. Since this road is

accessed year round, there is no set time or milestone (eg. May long weekend) to complete the work

Comment from Don Seedman - Looking back at what was done over the years, could we have done better for the road? Look at road report for a further breakdown of Don's research – it would be over \$600 000 to upgrade the road

Comment from Tom Yewman – Keep in mind this road was never built to handle this much traffic – extra traffic from vehicles, contractors, year round residents etc.

Comment from Don Seedman - Speed on road and quality of the road will always be an issue
A reminder that it is up to landowners to enforce/remind of the speed limit of 20km/hour - excess of 20km is prohibited

It is now a chargeable offense to travel in excess of 20km/hour on the private road

Definitely a few offenders that have been identified over time. Contractors are an issue, a few visitors to property

Discussion on **No wake signs** for the river

Tom Yewman will put a sign up for Isobel Heathcote and anyone else who would like one to be placed

Don Seedman will talk to Bob Cherry about possibly posting a no wake sign on the other side of the lagoon?

Melanie Roberts has purchased a No Wake sign and will post it on their boathouse as another reminder

Question about the road – have speedbumps been considered? We once had speedbumps. We found they punish the people who are doing the right thing. They were voted against in a previous meeting

Suggestion: Can make road narrower to slow speed with planters, rocks etc
Orange cone has worked at Isobel Heathcote's end

Comment –until frost etc is out of the road, it would be helpful to put restrictions of load weight. A reminder email from the Road SuperIntendant would be helpful– Don Seedman will take action to send an email in March about half load season

Keith Montgomery – made an offer to approach the Fingerhuts about contributing some money to help with the costs of maintenance to the road in the early spring (damage from construction trucks)

Note post meeting: The Fingerhut Family have agreed to contribute \$200 as asked to cover the additional aggregate load to repair the road

Fees

Winter maintenance will increase by minimum of \$700

Discussion of whether to dip into reserve fund to handle the increase, or raise fees. If fees are raised, by how much?

- Motion to increase fees by \$25 to \$425 - Neil Hutchinson
- Second - Keith Montgomery
- 9 in favour, 1 opposed
- Fee increase to \$425 passed

Discussion: Reserve fund – why is it there? If something happens on the road, it is an emergency fund that we keep available, usually about 30- 50% of total operating budget
\$10 000 is almost 100% of total operating budget

Given that the memory of the flood is recent in our minds, we feel it is appropriate to operate with a reserve fund that is larger than 30-50% of the total operating budget

Executive Positions

Blake Heathcote - Thank you to the executive, and an encouragement to think about contributing to this organization in whatever way you can

Organization thinks Tim Kennedy would make an excellent NABRA President, Tom Yewman would also take on the role of President if Tim were unavailable

2022/2023 proposed Executive Positions

President – Tim Kennedy or Tom Yewman – we will leave it for them to figure out

Secretary - Melanie Roberts

Road Superintendent - Don Seedman

Treasurer - Keith Montgomery

- Motion to approve proposed Executive - Isobel Heathcote
- Second – Blake Heathcote
- All in favour

2022 Potluck

SUNDAY, August 14th, 2022 at 12pm

Montgomery lawn (1154 Beaumont Farm Road)

Bring chairs, alcoholic beverages if desired and potluck item

Montgomery's will have tea, coffee, lemonade, and corn

Other Business

Speed limits on water and road - NO WAKE signs for water behind Bailey Lane – talked about above

Recycling/garbage - Pick-up is Friday morning around 7am

- Some property owners put their recycling out on Sunday night and leave it all week – animals get into it, wind blows it onto street, other properties, into water
- Take it with you or keep it contained
- Isobel Heathcote will ask her nephew who works at public works about how to bag recycling to ensure animals don't get into it

Equalizing Annual Dues for all residents. Historically two households have paid half-fees.

There is no binding information that carries this data to continuing property owners.

- Motion that everyone in the NABRA pay the same in dues, starting with the amount for this year – Jeff Davis
- Second – Isobel Heathcote
- All in favour

Mention - there is legal precedent that road associations are able to enforce their road dues in small claims court

NABRA Website – use it to share contractor resources
www.nabraonline.ca

Fees - payable now – Melanie will email payment information with the Minutes

Next AGM – Saturday, June 10, 2023 at 10am, Location to be determined

Motion to Adjourn - all in favour

Meeting adjourned