

**DRAFT MINUTES
ANNUAL GENERAL MEETING
SUNDAY, JULY 16, 2023
J.A. PERKINS COMMUNITY CENTRE
17CHEMIN DU MANOIR
VAL-DES-MONTS, QC**



Registration: 9:30 a.m.

Executive Committee Members in Attendance:

Constance Hudak (President), John Smith (Vice-President), Jens Urban (Secretary), Jeff Hannah (Treasurer), Luc Fournier (Lake Representative)

Board Members in Attendance:

Cynthia Hamady, Flamur Canaj, Elaine Carisse, Benoît Leclerc, Harry Jones, Jacques Bolduc, André Cossette, , Pierre Carmona, Sara Adam-Black, Joel Petit, Aileen Lamont

Board Members' Regrets:

Shane Livingstone, Paul Chedore, Richard Bourassa, Chris Hemmingway

Guests:

Jules Dagenais, Mayor; Benoît Carrière & Jacques Lemay, Candidates for the District 3 By-election

70 members signed-in, there were approximately 10 more present, probably representing around 65 properties (see *Attachment # 2*)

For ease of reference, the Minutes are presented in Agenda order.

The President called the meeting to order at 9:38 a.m. and welcomed all participants to the Annual General Meeting of the Association, including the mayor and the election candidates for municipal district 3.

1.0 APPROVAL OF THE AGENDA

- MOVED BY: *Richard Legault***
SECONDED BY: *Bruce Black*

THAT the Agenda be approved as presented.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 17, 2022 ANNUAL GENERAL MEETING MINUTES

- ❑ **MOVED BY:** *Luc Fournier*
SECONDED BY: *Richard Legault*

THAT the July 17, 2022 Annual General Meeting Minutes be approved as presented.

UNANIMOUSLY CARRIED

3.0 PRESIDENT’S REPORT AND RECOMMENDATIONS

Public access to Lac Bataille

Constance began the meeting by talking about the small piece of land on Lac Bataille next to the Association’s beach and the \$25k allocation by the municipality towards a possible public access to the lake. She noted the following points:

- ❑ The Association PSLL has a long history of controlling access and protecting the environment
- ❑ The mayor and the councillors need to know more about the nature, the mission and the objectives of Association PSLL
- ❑ Almost everyone with a residence on the domain is a member (300 members, 400 properties – many properties of non-members are vacant lots)
- ❑ Association PSLL conducts water testing (since the 1970’s), fish stocking, road administration, communication, a yearly newsletter and much more
- ❑ The focus of the Association is on the environment and not in favour of wider public access
- ❑ Last year we were told at the AGM that there was no plan for public access, now we found out that there are indeed plans
- ❑ The Association pays for most of the water testing and fish stocking (\$10k this year), and the public would profit from that without contributing
- ❑ Who would control that boats are washed?
- ❑ What kind of access is planned?
- ❑ How is sanitation ensured? Even without public access, people use private properties and the protected islands to go to the bathroom.

Jules Dagenais, the mayor, replied as follows:

- ❑ Due to the resignation of Claude Bergeron, there is no councillor in district 3 at the moment. Deputy mayor Sylvestre was announced but did not come to the meeting
- ❑ He only heard of the land donation agreement after the AGM last year and shared it with the Association
- ❑ The municipal document “Programme Triennal d’Immobilisation 2023-2024-2025 (PTI)”, published on November 15, 2022, was where the Lac Bataille access first appeared
- ❑ He proposes to meet with the PSLL Lake Access Committee in September for next steps
- ❑ The PTI is being revisited in October, so the timing to make arguments against access is good
- ❑ The current council wants to keep the item on the list of projects

- Currently there are 2 municipal boat ramps, both are manned
- He thinks for Lac Bataille it is solely planned as a foot access, not for motorized boats

Constance replied as follows:

- We would like to work with the municipal committee to submit the studies we found and to work on future studies that will be commissioned with the \$25k
- We controlled lake access successfully for 62 years, why can't we continue to do so?
- Our main concern is the protection of the environment, which is already strained due to all the residences

Question to mayor:

- How many lake accesses are on the 3-year plan?

Answer from mayor:

- Currently there are only Lac Bataille and a second access to Lac St. Pierre on the plan. The rationale for Lac Bataille seems to have been that it would be better for the municipality to control access than the developer.
- There is also a new development on Lac Star, where an agreement with Kazar was signed to build a resort and give access to the public as well. Currently there is a discussion with the Quebec government to get the permit for this.
- There are also some other lakes that have public access through property owned by the province (for example roads ending at the waterfront)

Jacques Bolduc the presented the studies that the PSLL Lake Access Committee has found:

- He presented the following numbers: As of June 10, 2023, on Lac Bataille there was a total of 138 docks, 45 kayaks, 33 pedalboats, 24 paddleboards, 63 canoes, 23 motorboats (powerful enough to pull a skier), 45 fishing boats, 6 pontoons, and 3 jetskis.
- Studies suggest that if all these would be on the lake at the same time, the lake needed to be seven times bigger to allow for safe circulation.
- No more than 8 water-skiers can be on the lake at the same time safely, 16 watercrafts if it is mixed
- These scenarios happen all the time, so the lake is already very saturated

Then mayor replied that these numbers would be very important to be presented to the municipal committee.

Sara Adam-Black thanked Jacques Bolduc and Andrée Grenon for getting those statistics and studies and stressed the public safety concern (aside from the environmental concern). She also asked the mayor if there was any other money allocated besides the \$25k in the 3-year plan. Finally, she says that we cannot forget that Lac Rhéaume is connected to Lac Bataille, which has even more impact on the lakes.

The mayor answered that no money related to that property was allocated anywhere else. And that the \$25k was for studies of the access, such as a security study. Furthermore, the municipal biologist is also working to partner with a university to get a lake capacity study, since there are not any reliable ones now.

Constance asked the mayor if we have a commitment for a series of working sessions with the municipal committee. The mayor replied that the council must agree, but he will push for it.

Constance said that PSSL will prepare a document with all the facts and available studies and send it to the councillors in preparation.

Luc Fournier stressed that he doesn't want the council to think we are all NIMBYs (Not In My Back Yard), but primarily concerned with safety and the environment on a small lake like Lac Bataille. We should work together to go forward. Constance added that other lakes also have similar issues.

Presentation candidates District 3 By-election

Two candidates for the upcoming District 3 By-election on August 14 presented themselves.

Jacques Lemay

- Former firefighter, retired
- Lives in the district on Lac McGregor
- 20 years member of the school board
- Has support of Claude Bergeron
- Is finishing university courses in environmental studies at the moment
- Will propose a moratorium on lake access to have a committee with other councillors
- Agrees with our concerns and boating issues
- Big problem: too many people launch boats illegally on all lakes in Val-des-Monts
- Major wake boat problems on larger lakes
- Supports our position on Lac Bataille

Benoît Carrière

- Ran against Claude Bergeron at the last election
- Should have been at our meeting last year
- Worked as cartographer at the MRC for 15 years (lots of environmental impact experience due to that job)
- Is member of the urbanism committee of the municipality
- Has lots of interest concerning the ageing of lakes
- He is in favour of PSSL position to control access
- Municipal committee should make decision on access
- Illegal access is an issue across Val-des-Monts
- Lives in District 5
- AirBnB is also an important issue in Val-des-Monts

Other issues

The mayor said that the first by-law regulating short-term rentals was adopted, with important involvement by Claude Bergeron. A by-law and action plan renewal are also coming up, and there will be involvement opportunities for the public.

Question:

- Are there updates in fibre-optic Internet?

Mayor:

- Quebec government website gives updates, municipality can also be contacted

Question:

- Developers give the impression that there is always boat access to the lakes, it seems to be a larger problem

Mayor:

- There is not much that can be done if a developer gives access to a lake via their property. It is also not clear if there would be potential litigation if access was denied by municipality.

Question:

- The developer is promising lake access through a wetland on Lac Barnes, what are the details on this?

Mayor:

- Please send email to mayor so he can look further into this (Constance confirmed that Cynthia is working on this).

Question:

- How can the population get more involved?

Mayor:

- This is indeed a big issue. The population needs to get more involved, social acceptance is a major concern and the other councillors have to be made aware of this.

Question:

- Why is there so much secrecy? More transparency is needed on municipal plans, especially with respect to agreements with developers.

Mayor:

- Agreed, one of the biggest issues is that there are too many items on the 3-year plan, and it is difficult to get social acceptance for many of them.

4.0 TREASURER'S REPORT

4.1 2022 Financial Statements

Jeff Hannah briefly reviewed the *2022 Financial Statement* (see *Attachment #1*). Altogether, we had an unusual surplus last year, due to the fish stocking expense being moved entirely to the spring of this year (see budget section).

- MOVED BY:** *Sylvie Bigras*
SECONDED BY: *Sara Adam-Black*

THAT the Association's *Financial Statement for 2022* be approved as presented to paid members and previously recommended by the Board of Directors.

UNANIMOUSLY CARRIED

4.2 Projected 2023 Budget

Jeff Hannah briefly presented the *Projected 2023 Budget* (see *Attachment #1*). A slight shortfall is projected, but this is due to all the fish stocking expenses for 2022 having moved to 2023. The \$60 membership fee should put us into good shape going forward.

❑ **MOVED BY:** *Richard Legault*
SECONDED BY: *Jens Urban*

THAT the Association's *Projected 2022 Budget* be approved as presented.

UNANIMOUSLY CARRIED

5.0 REPORTS FROM THE BOARD COMMITTEES

5.1 Communications

Constance Hudak thanked the publication team for the *Newsletter*, especially editor Cynthia Hamady, all contributors, Odette Surch as translator, and everyone else who helped. She also thanked Jens for the work on the website and the email blasts.

5.2 Property Holdings and Issues

Luc Fournier reported that the committee is dealing with two property issues at the moment and that there seems to be a resolution in sight.

He also reminded the road committees that the \$1,800 from the Association towards road maintenance will be split again as per by-law.

John Smith added that fibre-optic by Digicom is in the final stages of installation, and that and that residences are the beginning of chemin Blackburn have been hooked up already.

5.3 Environment

André Cossette reported the fish stocking stood at \$2,500 from the Association plus almost \$7,500 extra from the members (exact distribution in the newsletter).

Constance thanked everyone involved in the yearly water testing.

Sylvie Bigras reminded everyone of the dangers of creating waves with power boats and to advise neighbours of those dangers.

Colette Labreque-Riel from the Conservation Perkins-sur-le-lac group reported the following:

- It is now a charitable organization that can issue tax receipts
- Currently the group is meeting with Lauzon to purchase 3 lots
- 25% of the funding has been pledged, and there is efforts to get government support
- There will probably be a fundraising campaign in the near future
- Large landowners are also being contacted
- Further studies are being done on the land

5.4 **Membership**

Jeff reported that we are at 207 members as of the AGM, 300 being the goal as every year.

5.5 **Recreation and Social Activities**

Jens reported that the annual corn roast will go ahead, as well as 2 music events that will be announced shortly.

6.0 **ELECTION OF THE BOARD OF DIRECTORS**

- a) Richard Legault chaired the election. It was suggested to add one more member to Lac Bataille since there was a volunteer and always a vacant seat on Lac Chevreuil.
- **Constance Hudak** was nominated as *President* by for a two (2) year term.
 - **Jens Urban** was nominated as *Secretary* for a two (2) year term.
 - **Elaine Carisse** was nominated as *Bataille Lake Representative* for a two (2) year term.
 - **Luc Fournier** was nominated as *Bataille Lake Representative* for a two (2) year term.
 - **Andrée Grenon** was nominated as *Bataille Lake Representative* for a two (2) year term.
 - **Harry Jones** was nominated as *Rhémaume Lake Representative* for a two (2) year term.
 - **Richard Legault** was nominated as *Rhémaume Lake Representative* for a two (2) year term.
 - **Flamur Canaj** was nominated as *Barnes Lake Representative* for a two (2) year term.
 - **Richard Bourassa** was nominated as *Lac des Épinettes Representative* for a two (2) year term.
 - **Pierre Carmona** was nominated as *Maskinongé Lake Representative* for a two (2) year term.
 - **Paul Chedore** was nominated as *Corrigan Lake Representative* for a two (2) year term.

All the candidates were elected by ACCLAMATION.

b) Chevreuil Lake remains without representation.

Special thanks to the outgoing board members Shane Livingston and Benoît Leclerc!

7.0 OTHER BUSINESS

Cynthia Hamady announced H el ene Tremblay as the winner of the newsletter contest.

There being no further business, the Annual General Meeting was adjourned at 12:14 p.m.

Respectfully submitted,

Jens Urban, Secretary

Constance Hudak, President

Attachment # 1

ASSOCIATION PSSL INCOME AND EXPENSES, JANUARY TO DECEMBER 2022 – 2023

INCOME	2022	2023 TO DATE	2023 PROJECTED
NON-PROFIT INCOME			
Advertising in the newsletter	\$ 200.00	\$ -	\$ -
Fish stocking contributions	\$ 3,037.00	\$ 4,385.00	\$ 6,000.00
Membership dues	\$ 14,275.00	\$ 8,925.00	\$ 18,000.00
Merchandise	\$ 130.00	\$ -	\$ 200.00
Land transfer	\$ 100.00	\$ -	\$ -
TOTAL NON-PROFIT INCOME	\$ 17,742.00	\$13,310.00	\$ 24,200.00
OTHER INCOME			
Interest earned	\$ 38.69	\$ 36.53	\$ 50.00
TOTAL INCOME	\$17,780.69	\$13,346.53	\$ 24,250.00
EXPENSES			
Bank charges	\$ 197.55	\$ 96.90	\$ 200.00
Event expenses	\$ 795.95	\$ -	\$ 1,500.00
Insurance – liability	\$ 2,765.31	\$ -	\$ 2,800.00
Newsletter expenses	\$ 2,478.73	\$ -	\$ 2,500.00
Office expenses	\$ 1,462.75	\$ 11.50	\$ 1,500.00
PayPal fees	\$ 320.97	\$ 259.73	\$ 500.00
Repair and maintenance	\$ -	\$ -	\$ 500.00
Roads	\$ 1,800.00	\$ -	\$ 1,800.00
Fish stocking	\$ -	\$ 9,957.01	\$ 9,957.01
Water testing	\$ 2,034.39	\$ -	\$ 2,500.00
Taxes and licenses	\$ 566.68	\$ 273.62	\$ 800.00
TOTAL EXPENSES	\$ 12,422.33	\$10,598.76	\$ 24,557.01
PROFIT / (LOSS)	\$ 5,358.36	\$ 2,747.77	\$ (307.01)

ACCOUNT STATEMENTS AS OF DECEMBER 31, 2022

Cash on hand	\$ 1,272.05
Chequing account	\$12,889.22
Savings account	\$ 5.00
Term deposit	\$ 2,000.00
Term deposit	\$ 4,000.00
PayPal clearing account	\$ 6,274.68
TOTAL CASH AND CASH EQUIVALENT	\$26,440.95

PLEASE BRING THIS REPORT TO THE MEETING

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Attachment #2



2023 AGA PSLM AGM 2023

Nom/Name	Lac/Lake	Adresse/Address
Georges Proulx	Rhéaume	26 ch. du Hautemps des Neiges
Nous Urban	Bataille	604 Blackburn
Jeff Hannah	Bataille	585 Blackburn
John McMillan	Rhéaume	19 Chemin Bois Bois
John Smith	Rhéaume	58 ch. Rhéaume
IKMA BIGRAS	Bataille	25 Grand Parc
Sylvie Bigras	Bataille	31, Grand-Parc
PIERRE MIGNARD	Bataille	5 ch. TANGARA
Bruce Tuptis	Bataille	30 lac BATAILLE
Bruce Black	Bataille	36 Wallingford
Sara Adam-Black	Bataille	"
Jacques Lévesque	CANDIDAT	81 ch. de la Bourgade
ROSEMARIE VIGNI	-	"
Jacques Bourde	BATAILLE	37 ch. BEUCE UJM
CYNTHIA HAMADY	BARNES	147 CH. DU LAC BARNES
Pierre Quessnel	Bataille	686 ch. Blackburn
Robert BATH	Rhéaume	54 ch. des Bacs Scieps
Aileen Lamont	Rhéaume	40 Chemin du Canari
François St-Pierre	Bataille	14 chemin Gill

2023 AGA PSLL AGM 2023



Nom/Name	Lac/Lake	Adresse/Address
ANTHONY BOUTER DEBBIE BARRON	BARNES	116 ch. BARRIERE
Pierre JACOB/Rene Monneau	Rheume	510 ch. chemin Fouje.
PAUL GEORGE HENDRY	BARNES	25 CH. LAC BARNES
GRANT STOTT/KLORIA HANZIG	BATAILLE	836 CHEMIN BLACKBURN
Brad Stocking/Sophia Müller	Bataille	618 Ch. Blackburn.
Mik Tinky / Lea Tinky	Bataille	3 Ch. Saville
André Clavette	caulle	27 des Caranges
JIM McKeown + SHARON LALONDE	BATAILLE	31 Des Pintades
Flamc & Suzanne Cury	Barnes	74 chemin de la Barriere
Wendell D. Oaks	Rheume	31 chemin Brulebois
Shannon Oaks	Rheume	35 chemin Brulebois

2023 AGA PSLL AGM 2023



Nom/Name	Lac/Lake	Adresse/Address
Ed Jagor/Rachel Payette	Lac Bataille	15 Rheume
Carl Sourdland/ANNE RICARD	Lac Rheume	60 Chemin de Caron
RICK & LYNN LEGAULT	Lac Rheume	10 ch du Harfang des Neiges
Sheila Cameron/Dave Finlayson	Rheume	34 Chemin des Brûlés
Sarah Pickup/Larry Julien	Bataille	8 Chemin des Oiseaux-Mouches
Tim Baptiste	"	22 Reece
JIM ROBAR	RHEUME	18 HARFANG-des-NEIGES
SONJA + DALE HILL		17 Chemin Valiquette
Suzanne + Hugh Williamson	Epinettes	35 ch des Palmes
HARRY + HEATHER JONES	Somme	14 HARFANG DES NEIGES

2023 AGA PSLL AGM 2023



Nom/Name	Lac/Lake	Adresse/Address
Nelson Coyle	Bataille	965 Admiral Ave OH K1Z 6L8
Glenn Labrecque-Rid	Rhegium	494 ch. Chêne-Rouge
Paul BERTELMANA	BATAILLE	10 Chem Des Chouettes
M. Dymov	MASKINONGIE	61 CANARD
LeBlond	ZIMMERMAN	57 ch. de Canard
ANNA NORD	B.aille	657 ch Blackbird
SUE NORD	B.aille	657 ch Blackbird
Patrice Rosen (for Angeline Meyer)	BARNES	71 chemin les Barnes
DAVID PERTUS	MASKINONGIE	39 SIZERINS
Pierre Carmona	MASKINONGIE	15 Ch des Gros-Becs
Lisa Haley	BATAILLE	27 ch des Cormorans
MIKE PARKIE	"	" " " "
IAN LARSON	"	676 ch. BLACKBIRD
SCOTT ELLIOTT	"	11 Ch Valiquette
DAVID & HUNE	RUTHERFORD	BATAILLE 78 ch. des Moutons
Peter Kelly	BATAILLE	772 Mackinnon Rd
Michael Edwards	BATAILLE	32 Ch. Reece
Bianca Edmonds	BATAILLE	32 Ch. Reece
FRANCE CORRIVEAU	"	675 ch. Blackbird
KEN CAMERON	"	" " "