

CLAM LAKES PROPERTY OWNERS ASSOCIATION

BOARD MEETING

MINUTES of a meeting of the Executive Committee of the Clam Lakes Property Association. (the "Association") held on August 9, 2009 at the home of Mr. Ken Bennett, Kearney, Ontario.

PRESENT IN PERSON:

Hartley Casselman

Irving Shendroff

Eva Oldenburg

Ken Bennet

Eugene Storozinski

John Dawson

Peter Greenberg

1. Call Meeting to Order

Mr. Casselman called the meeting to order at 10:10 pm.

Mr. Casselman noted that a quorum being present, Mr. Casselman declared the meeting was duly constituted for the transaction of business.

2. Approval of July 19th 2009 Minutes

Mr Casselman asked those present if there were any questions or comments relating to the minutes of the July 19th 2009 Board Meeting.

With no further comment a motion was duly proposed and seconded that the minutes of the July 19th 2009 meeting be accepted.

3. Association Web Site Maintenance

Mr Casselman advised that Greg Wilkinson, while moving out of the area had offered to continue the Association web site maintenance until we are able to make alternative arrangements. Greg had also renewed the web site for a term of two years. In response to Greg's request for a refund of his Association dues, it was agreed that the

Association would pay Greg an Honorarium of \$35 in recognition of his efforts over the past years in maintaining the Association Web site.

It was further agreed that the Association be canvassed by email to determine if any current Association member might volunteer to assume the web site maintenance function. If this effort fails to produce any results then Mrs Eva Oldenburg and Mrs Linda Simpson would determine if local expertise is available and at what cost. Greg Taunton of Kearney was named as a potential resource on a fee for services basis.

4. Fall Newsletter

Mr Casselman advised that Mrs Linda Simpson had volunteered to produce the Association Newsletters based on input as provide by the Board members. Some suggestions tabled were as:

Issue of dogs running loose
The outlet culvert and lake levels

The Board members are encouraged to submit ideas for publication. It was agree that the Fall Newsletter should be available for release to the membership in late September.

5. The Outlet Culvert and Lake Levels

Mr Casselman thanked Mr Storozinski for his letter to the Mayor of Kearney regarding the Outlet culvert and Clam Lake water levels. As of the date of this meeting no response had been received from the Mayor. After discussion of the issues of water level it was agreed that Mr Storozinski would approach the Ministry of Natural Resources (MNR) to determine if they can make available information relating to the historic water levels of the Clam Lakes. The information provided by MNR would be submitted in letter form to the Town by the Association lawyer in an attempt to establish an agreed elevation of the proposed new Outlet culvert scheduled for installation in the Fall of 2009.

It was noted that gravel crushing equipment had been located in Gary Groome's pit with the obvious intent of providing a local source of gravel for local road repairs that have been scheduled for 2009.

6. Property Setback By-Laws

Mr Casselman advised that the Association had not received any response to the Information letter submitted to the Town of Kearney querying the placement of the new garage under construction on the Deamer property. While the current Town by-laws require a setback for construction of some 33 feet from the center of the adjacent road, the Deamer Garage appears to only some 10 feet from the roadway. Permit approval would require Council approval of a minor variance application to allow

construction of the garage in its current location. It was also noted that there was no indication of a Building Permit posted for the construction now underway.

The Association had received information regarding a minor variance Application Number MV-02-09 from a property owner adjacent to Lynx Lake seeking a variance to permit construction of a cottage with a setback from Echo Ridge Road of only 5 metres as compared to the Town By-law of 20 metres. The proposed cottage construction site is a very narrow strip of land which would appear to be insufficient to satisfy required lake setbacks and allow adequate land for septic installation. This minor variance hearing is scheduled to be addressed by the Town Council on August 18th, 2009. It was agreed that Mr Casselman submit an Information letter to the Town of Kearney with regard to MV-02-09 citing the following issues:

- Proposed construction being too close to the road to allow safe passage of traffic on Echo Ridge Road
- Environmental issues such as Lake Setback, septic and well location.
- Property owner does own property on the other side of the road which would allow for required setbacks and none of the above concerns.

7. Other Business

Mr Casselman advised that a local resident had called the OPP to report irresponsible boaters on Little Clam Lake recently. The OPP in response has indicated that they will be enforcing the boating regulations on all lakes this summer. Boaters are advised to ensure that they are equipped with all necessary equipment in accordance with the regulations.

Mr Casselman had obtained a copy of the tax return forms that would be used for the Association 2008 tax filing. Mr Casselman will review to determine if he and the Association Treasurer Mrs Oldenburg can prepare the tax filing without the need for payment of any filing fees.

The next Board of Directors meeting will be held on Sunday September 20th at 10:00 am at Ken Bennett's house.

8. TERMINATION

There being no further business and upon motion to adjourn, the meeting thereupon terminated.

The meeting was adjourned at 11:22 am.