

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 September 20, 2009 at the home of Mr. Ken Bennett, Kearney, Ontario.

PRESENT IN PERSON:

Hartley Casselman

Ken Bennet

Eugene Storozinski

John Dawson

With regrets

Irving Shendroff

Eva Oldenburg

Peter Greenberg

1. Call Meeting to Order

Mr. Casselman called the meeting to order at 10:11 am.

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

2. Approval of August 9th 2009 Minutes

Mr Casselman asked those present if there were any questions or comments relating to the minutes of the August 9th 2009 Board Meeting.

With no further comment a motion was duly proposed and seconded that the minutes of the August 9th 2009 meeting be accepted.

3. Association Insurance Renewal

Mr Casselman advised that the existing Insurance policy has been renewed for one year. The cost of the renewal reflected only a 2% cost increase over the prior year.

4. CRA Association Tax Filing

Mr Casselman advised that he has successfully completed and files the CRA tax return for the Association and has subsequently received a Tax Assessment notice indicated a balance owing of zero.

The Board commended the time and effort in completing the tax filing and Mr Casselman's efforts in that regard.

5. Update on the Deamer's Garage

The Association is advised that the required Building Permit has been posted on the property and the Town Building Inspector has confirmed that the location of the new structure meets all required setbacks as approved by the Town. The Association accepts that the construction is proceeding with the approval of the Town Building Inspector.

6. Minor Variance Issue

The Association has learned that the Town of Kearney Committee of Adjustment will be disbanded by the end of this year and the functions of the committee will be assumed by a Junior Planner that will be hired to represent the Town on all planning matters. The Junior Planner will also represent other neighbouring townships who will share the cost of the Planning position.

A Lynx Lake resident has filed an OMB appeal to the minor variance Application Number MV-02-09. Their appeal was submitted through the Town of Kearney offices. Several local residents represented by Carol Adamthwaite have also collected funds to submit an appeal to the OMB. Association members wishing to contribute to this appeal process can contact Hartley Casselman or Carol Adamthwaite.

The primary reason in filing the appeal is the objection to this type of lakefront development on a very limited land area.

7. Fall Newsletter

The Association members are encouraged to submit items of interest for the Fall Newsletter to be published by end of October.

8. Website Maintenance

There has been no response from the Association members to volunteer to assume the maintenance functions of the Association Website. The Board will solicit costs to engage local expertise that might be available for this function.

9. Local Roads Update

Mr. Casselman advised that roadwork has commenced on Clam Lake Road on the north east section of the roadway. Work involved includes cleaning and excavating ditches and improving the road shoulders. Current plan appears to be to grade and gravel the road this fall and place a layer of tar and gravel next year.

10. Policy Procedure, Complaint Handling

To limit the number of complaint calls fielded by Mr Hartley Casselman from residents the Board will define a policy which will encourage neighbours to resolve issues between themselves first. Legal activity on land or water must be resolved locally between neighbours. Illegal activity must be reported to the OPP. In each case it is important that the complaint be lodged within a limited time period so as to reflect the activity in process.

11. High Speed Internet

Bell Telephone has indicated that if a sufficient number of local residents express an interest in requesting the High Speed Internet service, they are prepared to install a local transmission tower.

12. Other Business

The next Board of Directors meeting will be held on Sunday October 11th at 10:00 am at John Dawson's house.

13. TERMINATION

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

The meeting was adjourned at 11:20 am.