

CLAM LAKES PROPERTY OWNERS ASSOCIATION

ANNUAL GENERAL MEETING

Minutes of the Annual General Meeting of the Clam Lakes Property Association. (the "Association") held on July 10th, 2011 at the Kearney Municipal Office, Kearney, Ontario.

1. Call Meeting to Order

Hartley Casselman called the meeting to order at 10:06 am.

Hartley welcomed the Association members present and welcomed Ken Ball, Kearney Town Councillor who will address the meeting as the guest speaker.

Hartley noted thank you to Meg Stoyan for providing goodies for the meeting today.

2. Message from the President

Hartley introduced Charlie Zumach of KWEF who advised that he has set-up an information table at the meeting and will be available to the members to answer any questions relating to KWEF functions.

Hartley referred to the recent change in Lake water levels as a result of the Town's installation of the new outlet culvert. The Town has indicated that the new culvert has been installed at the same level as the previous one but because the culvert is now no longer partially blocked with debris the water outflow from the lake has increased resulting in lower water levels.

The Ministry of Natural Resources (MNR) and The Department of Fisheries (DFO) had been contacted by the Association to review the culvert installation and the new water levels and the ecological impact of such new water levels. Reports are pending from both groups resulting from their meeting on site on June 17th, 2011.

3. Guest Speaker, Ken Ball, Councillor for Town of Kearney

Ken Ball introduced himself as being a new member of the Town of Kearney Council together with a new Mayor and other new Councillors.

The highlights of Ken's informative presentation are summarized as:

The MNR has issued a letter to the Town last week regarding the Lake Levels at the Clam Lakes. The DFO has provided a letter to the town dated as of July 4th, 2011 on the same issue. (The Association will request copies of both documents).

The Town Offices will be staffed and open from 8:30 am – 4:30 pm Monday through Friday and the Town telephone will be answered during those same hours.

Discussions are underway with Perry and Armour Townships to consider sharing specialized firefighting equipment, which would then be made available to each of the Fire Departments. Discussions have also commenced with Perry and Armour Townships to investigate any other operating cost sharing opportunities in an attempt to reduce operating costs to each Township.

The Town has begun a review of its Bylaws and will begin enforcement in several areas such as septic systems, Building permits, Noise and Parking. Without an official Bylaw office in Town enforcement will be delegated to Town staff as required.

The Town has awarded contracts to improve Highway 518 east of Town, the cost of the road improvements supported by grants from the Federal and Provincial governments.

The Graphite is scheduled to open in the summer of 2012, employing up to 80 persons. An open house to explain the mine operation is scheduled for Saturday July 16th and will be held at the Kearney Legion.

The Town will hold a Hazardous Waste Day from 9 -3 pm at the Transfer Station.

Council has worked hard to provide a 2011 operating budget that will reflect a zero increase in property taxes. The Town budget has no impact however on the MPAC annual increase in property assessments which result in property tax increase to local residents. Residents are encouraged to file assessments appeals with MPAC to reflect a decrease in property values over the past three years, estimated by some real estate agents as being some 30% on some properties.

The Town has hired a new Building Inspector who is busily engaged in processing an 87% increase in Building permit applications this year.

The 2011 Dog Sled races held in February were a resounding success and all permits and approvals are in place for the 2012 races. The annual Town Regatta is to be held on the weekend of July30th.

The installation of dry hydrants has resulted in several completed installation in the Clam Lakes area and more are planned.

The Town Council meet once every three weeks and the next meeting is scheduled for July 15th at 7:00 pm.

Hartley thanked Ken for his informative presentation that provides an insight to actions planned and implemented by Council.

4. Nominations of New Directors for 2011 - 2012

Eugene Storozinski has elected not to serve on the Executive this year and his position will be filled by Ian Dalgleish who has volunteered to serve on the Association Executive. There were no other new nominations.

5. Approval of Minutes from the 2010 AGM

A motion was received that the minutes from the CLPOA AGM of 2010 be approved as presented. The motion was seconded. Motion carried.

6. Collection of Ballots for Directors for 2011 – 2012 CLPOA

Hartley commented that there is no need to collect ballots because there were no other nominations. The Directors for 2011 – 2012 are approved by acclamation. The Directors will be Hartley Casselman, Eva Oldenburg, Ian Dalgleish, Roy Williamson, John Dawson, Peter Greenburg and Irving Shendroff.

7. Review of the Financial Report

Hartley advised that while we had a bank balance of \$2,373.82 as of June 30, 2011. The major expenditures being the Directors Insurance and social event costs.

8. Adjournment

A motion was received that the meeting be adjourned and seconded. The motion was carried. The meeting adjourned at 11.30 am.