

Diefenbaker Lake Cottage Development

Annual General Meeting - Sunday, October 18, 2009 – 1:30 p.m.

At the Riverhurst Community Hall

Chairman Bob Santo called the meeting to order with 34 persons in attendance plus the following Board members:

Bob Santo	Don Stewart	Bernie Doyle
Sadie Gross	Craig Kurtz	Jim McClelland

Motion #1: Chairman and Recording Secretary

John Mytopher/Scott Robinson: to appoint Bob Santo as meeting Chairman and Lynn Langin as recording Secretary. Carried.

Item #2: Additions to the Agenda from the floor Lease violations

Unpaid leases

Unkept properties

Item #3: Reading of the previous annual meeting minutes.

Motion #2: Minutes Bob Hamilton/Dale Muderewich: that the minutes of the October 5th, 2008 annual meeting be adopted as read. Carried

Item #4: Discussion arising from the Minutes:

- John Mytopher mentioned that only two cottage blow-outs can be handled at one time with regards to the irrigation blow-outs because of the capacity of the air compressor.
- Bob Hamilton would like any information pertinent to the website be emailed to him as soon as possible.

Item #5: Correspondence: There was no correspondence to report.

Item #6: Reports:

 Chairman's Report copy attached

 Water Report copy attached

 Palliser Regional Park copy attached

Motion #3: Reports

Mark Wartman/ Don Rode: that the reports be adopted as read. Carried.

 Discussion followed arising from the Reports:

John Mytopher commented on the garbage dump that we need a new fence in order to keep things contained.

People are putting leaves in garbage bags and putting them at the dumpsite for the leaves but have neglected to take them out of the bags so that they can decompose naturally. Please remember to do this.

Bob Hamilton thanked the Park for cleaning up the old tires from the beach and suggested that the 'cones' along the beach just north of the old marina be removed. Bernie informed the members that those had been put there some years ago to try and stop the erosion but this year the water level was quite low, therefore they were more exposed. Don suggested that if the water level was low again next year that the Park would take a look at the situation.

Inquiries about the road to the Marina from the Entrance Gate being paved. There was an investigation into this and it would mean that the provincial government would get involved and it would have to be a major redo of the road. It is far too costly and is not on the agenda in the near future. It was also suggested that this is not necessarily a bad thing as it does keep the speed limit down.

It was also brought to the attention of the Board that in the Scout Park that a large ferry cable is lying about and needs to be removed. Bernie commented that this was put there for the purpose of being used as a guide rope but was never put to use. The Regional Park Board will look into how to have it removed.

Mark Wartman has initiated the U of S 4th year engineering students to look at the erosion problem on our shoreline. The 4th year students take on a task and we are very happy that the erosion problem is it next year. They need any background information and any samples from past documentation.

Item #7: Presentation of Financial Statements

Bernie Doyle presented the Financial Statements as compiled by G.E. Noren & Partners.

Discussion arising from the Financial Statements:

If we are a charitable organization why are we making donations?

The amounts listed under donations consist of \$250.00 towards the fireworks at the Park; \$250.00 towards the Library and \$1,000.00 towards the fire department.

Motion #4: Financial Statements

John Mytopher/Al Empey: that the Financial Statements be accepted as read. Carried.

Motion #5: Appointment of Accountants Bev Rolfe/Gail Wartman: that G.E. Noren & Partners be appointed as the accounts to prepare the Financial Statements. Carried.

Item #8: New Business

· Lagoon Project Funding

This is a Building Canada Fund joint project with the R.M. of Maple Bush, the Village of Riverhurst, and Palliser Regional Park & D.L.C.D. The D.L.C.D. is responsible for 50% of the 1/3 local share with the Park responsible for the other 50%.

We anticipate it will get underway in the spring of 2010.

This project has been approved and the government is committed to it.

We will be using the reserve funds because we have to pay the bills upfront and we may even need some interim financing.

We are having a legal agreement drawn up between the Village of Riverhurst, D.L.C.D. and Palliser Regional Park for future costs and maintenance. We are currently paying 1.5 cents/gallon as an access cost to dump into the lagoon. (However, this will disappear after the new lagoon is built.)

- Wild West Steelhead Fish farm We have been advised that the two coulees across from the Park are not going to be utilized by the fish farm. We need to keep vigil concerning the fish farm. Information concerning the petition and where to send it should be put on our website.

- Trailers on DLCD premises Clause '2L' from the D.L.C.D. bylaws state: "Use of Premises – that he shall not at any time during the term use or permit the buildings on the premises to be used for any purpose except as a one-family residence; that he will not either by himself or by his own acts or that of his family or his servants, agents or guests, do upon the premises anything which in the opinion of the Landlord or the agents of the Landlord is objectionable, or will injure the reputation of the premises or is unreasonably disturbing to other Lessees of the Cottage Development in which the premises are situate; PROVIDED that on breach of this clause the Landlord shall have the option by giving notice in writing to the Lessee to cancel this lease whereupon the Lessee shall forthwith deliver up the premises to the Landlord;"

It is permitted to store but not live in a trailer on your premises. Both DLCD and the Park will enforce this by-law. It is also permitted to live in a trailer while construction is being done to the cottage.

Discussion followed regarding the charging of family and friends who bring their trailer onto the cottage lots. It is the policy of the Park that anyone staying in the Park on a cottage lot be charged the non-service rate. It was stated that this practice started back in 1982 and that it is a practice that should continue.

It was suggested that perhaps this policy could be renegotiated with the Park when it has to do with family and friends and their length of stay because of the availability of the lots in the Park.

- DLCD Lease Agreements What happens with individuals who don't get their lease extension approved? The current lease goes to the year 2012 and these individuals are carried on the books until then with a charge of \$25.00 per month for being in default.

It was suggested that this needs to be more forcefully enforced. Perhaps their names should be put in the newsletter for all to see.

There are a number of unkempt properties and we need to have a policy in place to deal with them. Bob has stated that the individuals who are camping on a cottage lot permanently and parking on the roadway in a haphazard and dangerous way will be dealt with.

Item #8: Presentation and adoption of 2010 Budget

Bernie presented the 2010 proposed budget

Discussion followed as a result of the proposal.

There were a number of concerns regarding the services provided by the Park: (1) snow removal is not being done in a timely fashion. Sometimes it takes a couple of phone calls to get it in place. And (2) trees and branches are being cut down but they are not being removed.

It was suggested that the reserve fund should maintain a balance of \$100,000.

What happens when the reserve fund gets to \$100,000? The fees are then adjusted and have in the past gone up and down.

The reserve funds are used for:

- water maintenance and lines
- improve fire suppression – we should have fire hydrants
- a regional refuse site is in the very near future

Large projects in the past have been addressed by a special levy. The Board is proposing that we have an increase in the lease fee or a one time levy. There has been a lot of resistance in the past with special levies but there has been no problem in collecting. However it can put a hardship on some of the cottage owners and we wouldn't really like to go that route. The increased lease fee will gradually restore the reserve fund that will be used to pay for the lagoon project.

Motion #6:

Mark Wartman/Scott Robinson: that we have a lease fee increase to \$650.00 per cottage. Carried.

Item #10: Election of Board Members

Four positions are up for election:

Don Stewart Sadie Gross Craig Kurz Jim McClelland

All four members are willing to let their names stand

Motion #7: Election of Board Members
nominations cease. Carried.

John Mytopher/Bob Hamilton: that the

Welcome back to the DLCD Board!

Spring Work Bee

Discussion followed regarding what could be done

- clean up the tall grass around the edge of the Park as this is a fire hazard
- signs need to be replace at the entrance of the Cottage Development
- garbage cans need to be painted

Information regarding the AED (Automatic External Defibrillator)

- The Village of Riverhurst has one and we have brought it to the Park for the summer months in the past.
- The Lions Club has purchased one for the Park's use (the units cost \$4,800) and it will be placed at the Golf Course. (For the winter months it is at Sadie Gross's house).
- Because it arrived so late in the season (August) the training was not done.
- Anyone wanting this training can let Sadie know and their name can be added.
- The staff at the Golf Course have all been committed to taking this training.