

Bell & Fraser Lakes Association

Minutes from the Annual General Meeting and the Cross Roads Meeting

July 9th, 2006

- **In attendance:**

- Louise de la Gorgendière (vice president and acting-president),
- Sandy Osler (treasurer),
- Laurence Thibault (secretary) and Christian Rey-Coquais,
- Denise Talbot and Ron Camacho,
- John Parker and Krista Cooke,
- Ron Hill and Monique Larivière,
- Micheline Beaudry-Somcynsky,
- Ed Riedel,
- Bruno Roy,
- Harry Musson and Wendy Reid,
- Hope MacLean,
- Chris Rogers,
- Catherine Donnelly,
- Kathy Winsor

- **Approval of last year's minutes**

No minutes were produced and mailed from last year's AGM, and therefore could not be ratified in this year's AGM.

- **Treasurer's Report**

The treasurer reported that the association received \$600.00 in membership fees and paid \$977.70 in expenses for 2005.

Expenses include:

- 1) lake water testing,
- 2) registered mailings to delinquent Cross Roads maintenance payers,
- 3) other expenses (such as regular mailings and items for the AGM).

- **Bell Lake culvert**

Louise de la Gorgendière explained that the culvert that is situated under Highway 366 West had been jammed by the beavers with roots and branches, causing the level of both Bell Lake and Fraser Lake to rise dramatically and flood several houses on Bell Lake, one of which was the house of John Parker and Krista Cooke on chemin Legault. Louise contacted the municipality, the Quebec Ministry of Transport, the MRC des Collines and the La Peche Director of Public Works in order to have the culvert cleaned out. The Municipality offered to provide gravel if the water did not subside adequately to allow people to pass by the flooded area between Bell and Fraser lakes. Mayor R

Bussiere and Councillor M Babin also supported the Association's efforts to get the culvert cleared. The members of the Association thanked Louise for her persistence and hard work during several days.

In order to avoid another flood, the best option would be to replace the existing culvert by putting back a larger one similar to the original culvert. Louise said that the municipality and the MRC seem to be supportive but pressure will have to be maintained by the association members, as the Ministry of Transport was reluctant to replace the culvert. Krista Cooke volunteered to draft a letter regarding the follow up on this subject. Members present gave their e-mail addresses for Krista to send them a copy and make this a collective statement. Since the municipality offered to provide gravel to level the road between the two lakes, Ron Hill will contact the mayor to follow up and see if the offer is still good although there was a concern that a good quality of gravel be used so it does not wash out into the lakes.

- **Lake water testing from 2005**

Both lakes were spot checked in four different locations each for both potability (fecal coliforms) and phosphate content. The results of the tests were excellent. There were no phosphates detected and both lakes received a Class 'A' for fecal coliforms, which means that people can swim in it but should not drink it.

A new round of tests will be conducted in 2007 and based on the results at that time, the Association will determine if another round of tests will be required in 2009.

Hope MacLean reminded the members that the swamp on the west side of Horace Cross and the pond outlet from Michel Bertrand's property were also supposed to be tested, since the weed growth in that part of Bell Lake is quite heavy. Denise Talbot volunteered to bring the test bottles to the lake, and Hope MacLean volunteered to drop them off to the lab.

- **Municipal septic inspection schedule**

Hope MacLean, presented the work of the Assembly of Lake Associations of La Pêche. This Assembly has been holding public meetings since last summer to work with the municipality in the inspections planning and its actualization. The Government of Québec has stated that all municipalities should have completed the inspection of their septic systems by 2008. Unfortunately, the four new La Pêche inspectors all quit and the municipality is behind schedule. Instead of writing a letter in the name of the Bell and Fraser Lakes Association to have our septic systems inspected, Micheline Beaudry-Somcynsky advised to let the Assembly of Lake Associations lead the project. She also suggested we identify urgent cases around Bell and Fraser lakes and ask, under the Association's name, for those targeted systems to be given a priority status in their inspection schedule.

Properties on the priority list for septic system inspection: Mary McIsaac, Shawn O'Keefe, Aimé Leblanc, Larry Reynolds, Norman Powers, Ed Thibodeau, Brian Waters.

Hope MacLean will report those names to the Assembly of Lake Associations.

Regarding the growth of weeds in the lake, Hope MacLean explained that manure, fertilizers and faulty septic tanks cause the weeds to proliferate. Also, in order to protect the shoreline, and according to Quebec environmental regulations, residents are asked to leave a band of natural vegetation of 15 meters from the shoreline and not use fertilizers that will directly go into the lake.

- **Lake access**

It was decided that a removable barrier be installed on the Bell Lake side of Horace Cross road where both lakes meet to avoid the parking of any vehicles. Ron Hill will organize this task with Robin Larose and ask Brian Cross for permission to install the barrier. The association will pay for the material.

Regarding the possibility of extending association membership to residents of Parc de La Pêche road who have a deeded access to Bell Lake, the Bell and Fraser Lakes Association members present voted against it by majority

- **Executive Member Nominations (President and Vice President)**

Hope MacLean was unanimously elected as new President.

It was announced that Louise de la Gorgendière would step down from her role as both Vice-President and Acting President. John Parker was unanimously elected Vice-President.

- **Cross Roads Report**

Sandy Osler presented the Cross Roads report (for more details, see the following Cross Roads Meeting minutes).

- **Various items**

There was a complaint about the noise and rude language of some of the residents on one section of Fraser Lake. One member suggested that in case of a need for a formal complaint to the police, residents should be able to count on the support of the Association..

Incoming President, Hope MacLean, suggested that a packet of information be distributed to newcomers in the future. This packet would include: information about the Association and what it does; concerns about the Lakes and regulations about the environment [Didn't someone volunteer to put this packet together? I do not recall this -Laurence, perhaps ring Hope to find out 819 459 2636]

Before leaving, the assembly thanked Sandy Osler for her work as treasurer and for hosting both the Bell and Fraser Lakes Association AGM and the Cross Roads meeting.

Minutes from the Cross Roads Meeting

July 9th, 2006

For all residents of chemin Horace Cross, sentier Horace Cross, chemin Eric Cross & chemin Brian Cross.

- **In attendance:**

- Sandy Osler and Ron Robinson,
- Louise de la Gorgendière,
- Laurence Thibault and Christian Rey-Coquais,
- Wendy Reid and Harry Musson,
- Ed Riedel,
- Bruno Roy,
- Hope MacLean

- **State of the Cross Roads in 2006**

As it was decided at the meeting on July 9th, 2005, several of the culverts on Horace Cross road have been replaced, and Eric and Brian Cross roads had new gravel added and were graded.

Because of the April flood caused by a clogged culvert under Highway 366 West, at the end of Bell Lake, the portion of Horace Cross road that is situated between the lakes needs to be built up with good quality gravel that will last and not wash out into the lakes. Ron Hill will contact Robin Larose for this work. The road maintenance budget will allow for no more than \$1000 to be spent on this.

It was also decided that for 2006 there were no immediate needs for major road maintenance, therefore regular grading would continue on Horace, Eric and Brian Cross roads. This would also allow the maintenance bank account to continue to grow so that funds would be available in the future when major work needed to be done.

Brian Waters (sentier Horace Cross) had asked in a letter sent to the Treasurer prior to the meeting if any work had been scheduled for sentier Horace Cross. Last year it was decided that the sentier was in a fair condition and did not need to be attended to at that time. This year there are not sufficient funds in the bank account to put towards the sentier, but that the question would be re-visited next year.

- **Maintenance fee collection**

As decided at the Cross Roads' meeting on July 9th 2005, the association has sent a couple official notices to all Cross Roads residents and to non-payers, respectively. The first letter was to inform all residents that a decision had been made that all non-payers would have legal action taken against them if they did not pay past maintenance and snow ploughing fees. The second letter was sent to non-payers indicating what they were in arrears, how much they owed, and that if full payment (or alternate arrangements) were not made by June 30, 2006, they would be taken to the Small Claims Court of Québec.

Since the second letter was mailed, three non-payers have made payment and six residents will be taken to small claims court for failure to pay. Louise de la Gorgendière offered to ask the municipality for information concerning the non-payers in order to build a storyboard for each individual case. Then Sandy Osler, as treasurer, will integrate a financial report of each nonpayer going back as far as the Association has kept records. Once the cases are ready, they will be presented to a Small Claims Court officer and processed by the Small Claims Court, which when a judgement is made, will collect the money owed on behalf of the Association. A small fee is expected to process the claims. This fee will be added to the total sum claimed of the non-payers.

It was decided that the reference to the Saint-Bruno-de-Montarville Vs. Succession Pease, 1984 case (stating the obligation for residents to pay for the maintenance fees of private roads) should be mentioned in every bill that will be sent to the Cross Roads residents. It will be specified on all future invoices that non-payers will be taken to Small Claims Court.

- **Maintenance fee rates**

As mentioned by the Treasurer on July 9th 2005, the \$75 fee for summer road maintenance is not enough to cover the maintenance expenses anymore. Ed Riedel objected to raising the summer fees directly to \$100. John Parker (an early arriving AGM participant) suggested the summer fees be increased to \$85 in 2006 and \$100 in 2007. This suggestion was unanimously accepted.

The Treasurer also pointed out that there was a surplus of funds in the snow ploughing account, and wanted to know if some of those funds could be funneled towards the road maintenance or if there should be a reduction in the snow ploughing fees invoiced. It was decided that the snow ploughing fees be reduced in the future, since these are funds collected for that reason.

It was also pointed out that as a result of the court case stated above, the Québec government STRONGLY recommends that summer residents contribute to winter snow ploughing as their contribution to ensuring that the roads are kept open in case of an emergency on their properties (such as a fire). It was decided by those present at the meeting that these minutes would serve as notice that this would be instituted for all Cross Roads residents in 12 months (Winter 2007-2008).

Association des lacs Bell et Fraser

Procès verbal de l'assemblée générale et de la réunion du comité des chemins Cross

9 Juillet, 2006

- **Présents:**

- Louise de la Gorgendière (vice présidente et présidente remplaçante),
- Sandy Osler (trésorière),
- Laurence Thibault (secrétaire) et Christian Rey-Coquais,
- Denise Talbot et Ron Camacho,
- John Parker et Krista Cooke,
- Ron Hill et Monique Larivière,
- Micheline Beaudry-Somcynsky,
- Ed Riedel,
- Bruno Roy,
- Harry Musson et Wendy Reid,
- Hope MacLean,
- Chris Rogers,
- Catherine Donnelly,
- Kathy Winsor

- **Approbation de l'AGA 2005**

Le procès verbal de l'AGA de 2005 n'ayant pas été rédigé, il n'a pu être ratifié.

- **Compte rendu de la trésorière**

La trésorière a expliqué que l'association avait reçu 600.00 dollars en frais d'adhésion, et dépensé 977.70 dollars en 2005.

Les dépenses comprennent:

- 4) Le test d'eau des lacs,
- 5) Les courriers recommandés aux résidents non payeurs des chemins Cross,
- 6) D'autres dépenses telles que les envois de courrier

- **Canalisation du lac Bell**

Louise de la Gorgendière a expliqué que la canalisation située sous la route 366 Ouest avait été bouchée par les castors avec des racines et des branches, ce qui a entraîné une hausse importante du niveau de l'eau dans les lacs Bell et Fraser ainsi que l'inondation de plusieurs maisons autour du lac Bell, dont celle de John Parker et Krista Cooke sur le chemin Legault. Louise a contacté la municipalité, le Ministère des transports du Québec, la MRC des Collines et le directeur des travaux publics de La Pêche afin de faire déboucher la canalisation. La municipalité a offert de fournir du gravier si la baisse des eaux n'était pas suffisante pour rendre praticable le chemin Horace Cross au

point de rencontre entre les lacs. Le maire, Monsieur R. Bussière et le conseiller M Babin ont également soutenu l'association dans ses démarches pour faire déboucher la canalisation. Les membres de l'Association ont remercié Louise pour sa persévérance et son travail rigoureux pendant plusieurs jours.

Afin d'éviter une nouvelle inondation, la meilleure solution serait de faire remettre une canalisation de diamètre supérieur identique à l'originale. Louise a dit que la municipalité et la MRC semblaient soutenir l'association, mais les membres de l'association devront maintenir la pression à ce sujet étant donné que le Ministère des transports semblait peu disposé à remplacer la canalisation. Krista Cooke s'est portée volontaire pour rédiger une lettre à ce sujet. Les membres présents ont donné leur adresse électronique pour que Krista leur en envoie une copie dans le but d'en faire une déclaration collective. Étant donné que la municipalité a offert de fournir du gravier pour mettre à niveau la route entre les lacs, Ron Hill a proposé de contacter le maire pour donner suite et vérifier que l'offre est toujours valable. Toutefois, les membres ont exprimé une certaine inquiétude à l'idée de mettre du gravier de moindre qualité qui aura tendance à tomber dans les lacs après chaque pluie.

• **Test de la qualité de l'eau des lacs en 2005**

Les deux lacs ont été testés, à quatre endroits différents chacun, pour en évaluer la potabilité et le taux de phosphates. Les résultats étaient excellents. Aucun phosphate n'a été détecté et les deux lacs sont classés « A » pour la potabilité, ce qui veut dire que l'on peut se baigner mais qu'il n'est pas recommandé de boire l'eau.

Une nouvelle série de tests sera menée en 2007. D'après ces nouveaux résultats, l'association décidera de la nécessité de faire d'autres tests en 2009.

Hope MacLean a rappelé aux membres que le marécage sur la rive ouest du chemin Horace Cross et la sortie du marécage provenant de chez Michel Bertrand devaient également être testés puisque les algues sont très nombreuses à cet endroit du lac Bell. Denise Talbot s'est portée volontaire pour apporter les flacons au lac, et Hope MacLean a proposé de déposer les flacons au laboratoire.

• **Calendrier des inspections des fosses septiques**

Hope MacLean a présenté le travail de l'assemblée des associations des lacs de La Pêche. Cette assemblée a tenu des réunions depuis l'été dernier pour travailler avec la municipalité sur la planification et la mise en oeuvre des inspections des fosses septiques. Le gouvernement du Québec a déclaré que toutes les municipalités devraient avoir terminé l'inspection des fosses septiques d'ici 2008. Malheureusement, les quatre nouveaux inspecteurs ont démissionné et la municipalité est en retard. Au lieu de rédiger une lettre au nom de l'Association des lacs Bell et Fraser pour demander une inspection de toutes ses fosses septiques, Micheline Beaudry-Somcynsky a conseillé de laisser l'assemblée des associations mener le projet. Elle a également suggéré d'identifier les cas les plus urgents pour que l'association demande l'inspection de ces fosses septiques en priorité.

Liste des propriétés à faire inspecter en prioritaire: Mary McIsaac, Shawn O'Keefe, Aimé Leblanc, Larry Reynolds, Norman Powers, Ed Thibodeau, Brian Waters.

Hope MacLean rapportera également ces noms à l'assemblée des associations

Concernant la prolifération des algues dans les lacs, Hope MacLean a expliqué que le fumier, les engrais et les fosses septiques déficientes en sont responsables. De plus, afin de protéger les rives, les règlements de protection de l'environnement du Québec demandent aux résidents de laisser une bande de 15 mètres minimum de végétation naturelle, et de ne pas utiliser d'engrais parce que ces derniers se déversent directement dans le lac.

- **Accès au lac**

Il a été décidé qu'une barrière amovible serait installée au niveau de l'accès au lac Bell, au bord du chemin Horace Cross, au point de rencontre des deux lacs afin d'éviter tout stationnement. Ron Hill demandera l'autorisation à Brian Cross de faire des travaux et se chargera de cette opération en collaboration avec Robin Larose. L'association se chargera du financement.

Les membres présents ont voté contre l'élargissement du statut de membre aux résidents du chemin du Parc La Pêche qui ont, par ailleurs, un accès notarié au lac Bell.

- **Nominations des membres du bureau (présidence et vice-présidence)**

Hope MacLean a été élue, à l'unanimité, présidente de l'association.

Il a été annoncé que Louise de la Gorgendière ne renouvellerait pas son mandat de présidente remplaçante et de vice-présidente. John Parker a été élu vice-président à l'unanimité.

- **Cross Roads Report**

Sandy Osler a présenté le compte-rendu des chemins Cross (pour plus de détails, voir le procès verbal de la réunion des chemins Cross ci-joint).

- **Divers**

Il y a eu des plaintes concernant le bruit et le langage grossier de certains résidents du lac Fraser. Il a été suggéré qu'en cas de besoin de plainte formelle auprès de la police, les résidents devraient pouvoir compter sur le soutien de l'association.

La nouvelle présidente Hope MacLean a proposé de distribuer un dossier d'informations aux résidents quand ils emménagent. Ce dossier inclurait : des informations sur l'association et ses activités, des informations relatives aux lacs et aux règlements sur l'environnement.

Avant de conclure, les membres ont remercié Sandy Osler pour son travail en tant que trésorière et pour avoir reçu l'AGA et la réunion des chemins Cross.

**ASSOCIATION DES LACS BELL ET FRASER
BELL & FRASER LAKES ASSOCIATION**

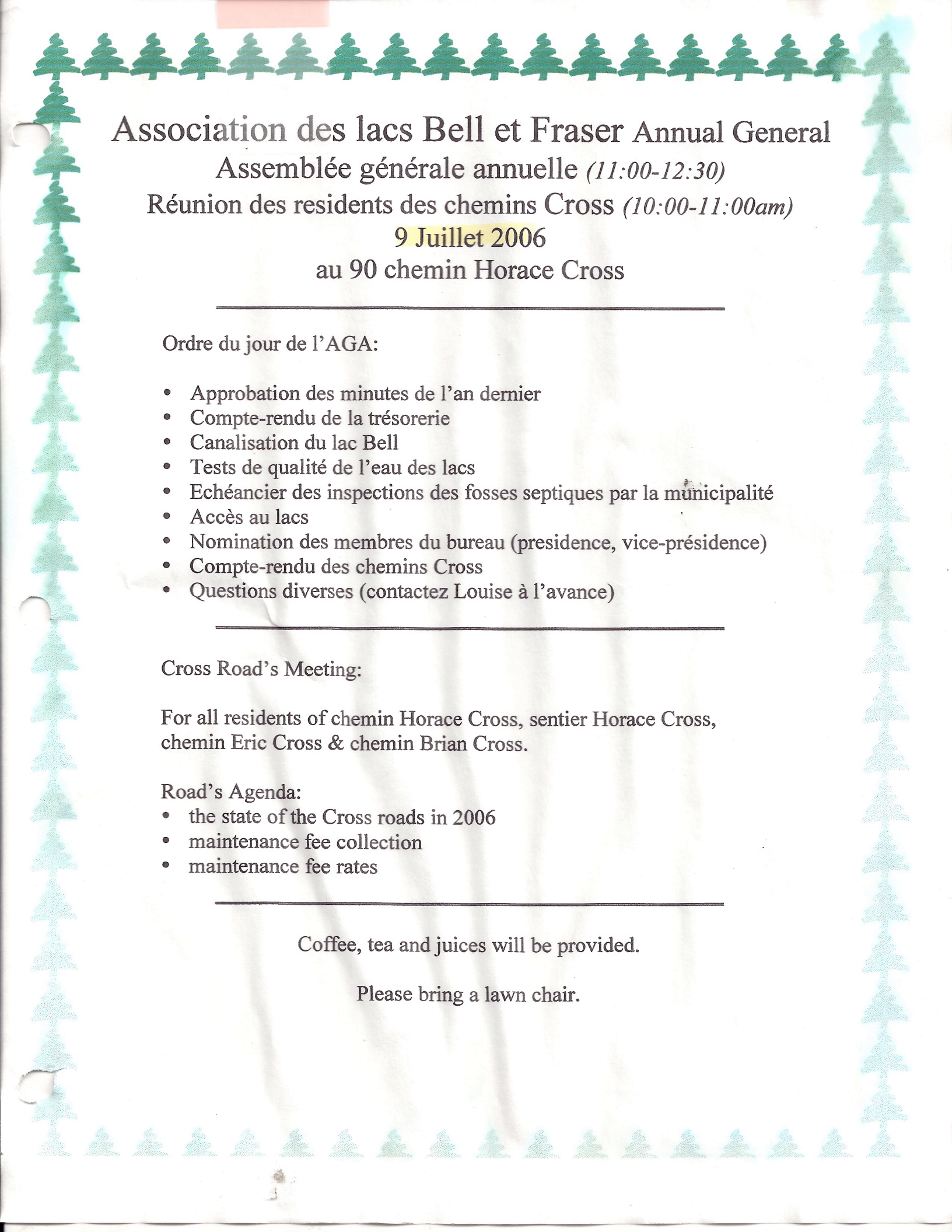
**TREASURER'S
REPORT 1**

Date: 1 May 2006

Submitted to the Membership at the Annual AGM, 9 Jul 2006.

MEMBERSHIP ACCOUNT	\$
Beginning Balance 1 May 2005	2455.48
Funds Collected for 2005/2006 Memberships	600.00
Interest	2.99
Expenses	977.70
End Balance	2080.77

*: 69 Homeowners canvassed to join association. 36 Homeowners joined for 2005.



Association des lacs Bell et Fraser Annual General

Assemblée générale annuelle (11:00-12:30)

Réunion des residents des chemins Cross (10:00-11:00am)

9 Juillet 2006

au 90 chemin Horace Cross

Ordre du jour de l'AGA:

- Approbation des minutes de l'an dernier
 - Compte-rendu de la trésorerie
 - Canalisations du lac Bell
 - Tests de qualité de l'eau des lacs
 - Échéancier des inspections des fosses septiques par la municipalité
 - Accès aux lacs
 - Nomination des membres du bureau (présidence, vice-présidence)
 - Compte-rendu des chemins Cross
 - Questions diverses (contactez Louise à l'avance)
-

Cross Road's Meeting:

For all residents of chemin Horace Cross, sentier Horace Cross,
chemin Eric Cross & chemin Brian Cross.

Road's Agenda:

- the state of the Cross roads in 2006
 - maintenance fee collection
 - maintenance fee rates
-

Coffee, tea and juices will be provided.

Please bring a lawn chair.

Association des lacs Bell et Fraser Annual General
Assemblée générale annuelle (11:00-12:30)

et le

Réunion des residents des chemins Cross (10:00-11:00am)

9 Juillet 2006

au

90 chemin Horace Cross

Ordre du jour de l'AGA:

- Approbation des minutes de l'an dernier
 - Compte-rendu de la trésorerie
 - Canalisation du lac Bell
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 - Accès au lacs
 - Nomination des membres du bureau (presidence, vice-présidence)
 - Compte-rendu des chemins Cross
 - Questions diverses (contactez Louise à l'avance)
-

Réunion des residents des chemins Cross:

Pour tous les résidents du chemin Horace Cross, du sentier Horace Cross, du chemin Eric Cross et du chemin Brian Cross

La réunion couvrira les sujets suivants:

- Etat des routes en 2006
 - Recouvrement des frais d'entretien
 - Frais d'entretien
-

Café, thé et jus seront offerts.

S.v.p. apporter vos chaises de parterre.

Bell & Fraser Lakes Association
Annual General Meeting (11:00-12:30pm)
and the
Cross Roads Meeting (10:00-11:00am)
July 9th, 2005
at
90 chemin Horace Cross

Association's AGM Agenda:

- Approval of last year's minutes
 - Treasurer's Report
 - Bell Lake culvert
 - Lake water testing from 2005
 - Municipal septic inspection schedule
 - Lake access
 - Executive Member Nominations (President and Vice President)
 - Cross Roads Report
 - Other business? (let Louise know ahead of time)
-

Cross Road's Meeting:

For all residents of chemin Horace Cross, sentier Horace Cross,
chemin Eric Cross & chemin Brian Cross.

Road's Agenda:

- the state of the Cross roads in 2006
 - maintenance fee collection
 - maintenance fee rates
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