

**Waskesiu Cabin Owners' Association
Annual General Meeting Agenda
July 12, 2008 10:00
Waskesiu Assembly Hall**

Attendance 90

Directors in attendance: C. Arnstead, P. McAvoy, B. Booth, R. Phillips, M. Comeau, J. Day, R. Chapman, R. Lokken. Regrets: G. Gilchrist
Minutes: taken by Diane Smith. Thank you!

1. Call to order and introduction of WCOA Executive, guests

2. Adoption of Agenda

Moved by Gordon Wintermute Seconded by Peter Kilburn Carried

3. Remarks from Parks Canada, Mr. Alan Fehr, Field Unit Superintendent, Northern Prairies

Alan and his family have just moved down from Inuvik in the past 3 months, very hectic time.

- PANP Management Plan, with four priority areas, has now been tabled.
- Waskesiu a Sense of Place. Focuses our attention on Waskesiu and all the things that make it a special place (historical, environmental etc.).
- PANP Open House on July 26th.
- Waskesiu Community Plan Amendment has been drafted. Covers zoning, lease of lots, and Sense of Place.
- Washrooms in cabin area will be permanently shut down after the Thanksgiving weekend in October.
- Capital projects – possible opportunity to advance the sewage lagoon plans.
- Entry fees and campsite revenues received in the park are spent in this park except revenue from lot leases. We can apply to get that revenue back by submitting a business plan and would use that money for infrastructure in the cabin area. No shortage of needed infrastructure projects in this community. Park is prioritizing them in conjunction with stakeholder feedback.
- Community Hall renovated in partnership with the Foundation. Terrace Gardens due for work this fall – upgrades to kitchen, washroom, front deck, sign.
- At Community Council AGM the youths that vandalized the washrooms will be attending to apologize.
- Thanks for the significant improvements that have been made around the waste/garbage sites.

Questions/Discussion

- Given that one cabin owner has been allowed to pave the street beside his cabin, could cabin owners collect the money needed to repave our roads ourselves? If there is interest, approach us outside this meeting
- Washrooms – 7 washroom spaces, 3 are 40 foot lots, washrooms will be removed and green spaces and garbage disposal units will be established in them. The other 3 are 60 foot lots, so there will be room to divide them in half: 3 will become green space and house garbage dumpsters, 3 will be released through a tender process, 1 empty lot on Grebe and 12 cottage lots will also be released via tender, phased in over 3 or 4 years.
- Thanks expressed for effort in cleaning up garbage collection areas.
- Request to focus more on removing cars and boats parked in inappropriate areas.
- What use will be made of money from the new lots that are being released? Will work with stakeholders in coming up with a plan to spend it in suitable ways in the area. Understand the many projects that need to be done, and are working internally with the park management to prioritize and address them.

- Comment by an individual who would like to see all 60' washroom lots left as green space because of congestion in the area. Noted.
- Concerns about security, underage drinking and noise in the main beach parking lot. Have talked to many people about this including the RCMP and commercial operators. Park wardens have not been doing compliance for the last 2 summers. RCMP expects to have a new sergeant on site in the fall. However, they are aware that it is now that coverage is needed. They bring in help during busy weekends. Decision made by government to create a 100-person law enforcement unit for Parks Canada. Expect there may be some people here from the Unit next summer, but its not known for sure. Trying to make Park warden control more effective. Rely on the public to report individuals and to look after their own kids.

4. Remarks from Jim Kerby, President, PANP Cottage Owners Association

- Director of Cottage Owners Assoc. for 7 years, and President for 4 or 5 years.
- Potential amalgamation has been unanimously approved by the Board of the Cottage Owners. - Vote from members requires a 2/3rds majority of those who come to the meeting.
- We are a small population here and there are a lot of different associations that are all trying to be heard. This shows a great deal of interest in the place we all care about.
- There are differences but we share a great deal in common (water, sewer, spruce budworm, leases, roads, park management plans, common causes like the Foundation, and a common Community Council). We are all friends and neighbours and are trying to work together for the good of our community.
- Bylaws have been worked on together, to protect the interests of both cabin and cottage lease areas. For issues that exclusively affect just the cottage owners or the cabin owners, must be voted on separately. Perhaps in 3-5 years from those differences will be gone, and we won't even worry about that anymore.
- Similarities outweigh the differences by far. Believe we are stronger together than apart.
- Recommends voting in favour of amalgamation.

5. Adoption of minutes of 2007 AGM

Moved Les Boehm
 Seconded George Gibney

6. President's Report on past year

- One initial goal as President was to improve our working relationship with Parks Canada. We can work with Parks and do it amicably. Both Terry Schneider and Greg Rutten are very good to work with. However, they operate under very strict, rigid guidelines so it can be frustrating.
- Another goal was to move to electronic communications to save mailing costs. We appreciate you supplying us with your email address. There is a huge saving in time and cost.
- We have been working on amalgamation with the Cottage Owners Association. We circulated a document the pros and cons of joining the 2 associations and considered the feedback received when drafting the tentative agreement and bylaws.
- Membership in this Association is important given the history we have had of having to work for the status and amenities we now have. Of the 451 cabins, last year we had 221 paid up members. Please encourage friends and neighbours and new owners to join.
- Revisions to cabin guidelines: worked with Bob McLeod (cabin designer), Terry Schneider and Greg Rutten on this. There are no major changes but a lot of fine tuning to the wording to reflect changes to leases from camping permits, clarify what a washroom addition is, what driveway brick and blocks are, allowances for retractable awnings, streamline roof rafters. The revised guidelines will be posted soon on Waskesiu.org. Reminder to check with Park if you are considering doing anything around your cabin.

Garbage Dumpsters – please ensure to recycle cardboards, yard clippings etc. at the recycling centre behind the post office and not leave anything outside the bins.

Questions/Discussion – Suggestion – use washroom lots for more recycling depots in the cabin area to make it easier to do.

7. Treasurer's report

Reviewed highlights from "Statement of Operations and Net Assets". Net assets were \$19,913 at the end of 2007. Postage decreased due to the fact more communications being done electronically. Listed donations made (Waskesiu Foundation, Waskesiu Heritage Museum, Waskesiu Children's Festival and Waskesiu.org)

Accountant has suggested that the restricted fund, used only for revenue from Grey Owl Howl and interest from investment be discontinued and general revenue account used.

Motion by Brian Booth – To close the restricted fund and put it all in operating fund.

Seconded by Rob.Phillips Carried

Motion – To forego the financial audit. Moved by Bob Gibbs and seconded Herve Langlois. Carried.

Motion to accept financial statement and minutes. Made by Larry Zadvorny, seconded by Shelia Gagne. Carried.

8. Report from Waskesiu Community Council Representative: Herve Langlois

-Thanked Board for all the work they do throughout the year.

-Third annual fish fry will be held Friday July 18th. All tickets (\$20 adults, \$10 children) sold at the door, 1st come 1st served.

-Council's AGM July 27th at Community Hall.

-Municipality Issue – Are continuing discussions with the provincial government and working to resolve this one way or the other soon.

-Garbage – notable improvement in not leaving garbage at the dumpsters. Have a 1-year contract with Lakeland to take our garbage to their dump. They are reviewing what they want to do with their garbage, and that will affect what we do at Waskesiu. The costs of waste management will definitely go up. Last year paid \$5,700, and this year was \$20,000. It was noted from the floor that Lakeland will allow Waskesiu residents to dump at the Lakeland landfill now for a fee of \$5 on certain days..

-Late Night Noise – have had more complaints this year than ever before. We are feeling the effects of removing the law enforcement role of the wardens. Approached the idea of setting up a citizen's patrol with some cabin owners but at that time there was little interest. However, part of the solution rests with us, as some of these kids come from the cabin area Council would like to hear from people interested in a citizen's patrol.

-Budworm – is back, hot spots are clearly visible in the residential areas. Parks Canada did a count last fall and they were not high enough to warrant a spray this year. Situation has deteriorated and a further count will be needed this fall. The province did spray at Anglin Lake this year. There will always be budworm, but whether it is a long level cycle or a short cycle with peaks is variable. If want to reinstitute a spray program next season will have to start now.

Questions / Discussion:

If province gives the go ahead for a municipality, will it be voted on again here? Council hasn't mapped out the strategy going forward. Would likely have to go back to Parks Canada and revisit the agreement, and would likely hold another vote, but that response is conjecture at this stage.

What would a citizens' patrol do? Not expected to get involved, but to phone or radio communications to the police. Need effective police support in conjunction with the citizen's patrol. In other Lakeland areas, the patrollers check in and out of their shifts so the RCMP knows when you are out. Concerns expressed that there is more potential for violence and a greater lack of respect for property. RCMP officers are often in Montreal Lake so opportunity for early

response is just not there. We should argue that the officers that are stationed here patrol here. In one recent experience, it was effective for a local business to post pictures of perpetrators, who were subsequently identified and parents were contacted.

9. **Committee Reports: Grey Owl Howl** – Pat McAvoy

Sunday, August 3, 2008: Family fun – lots of prizes and fun. Thanked fellow Directors, cabin owners and business community for their support and invited everyone to attend.

10. Election of Executive

- President Chris Arnstead
- Vice President Pat McAvoy
- Treasurer Brian Booth
- Directors: Richard Chapman, John Day, Gerry Gilchrist, Rick Lokken, Mark Comeau
- Past President Rob Phillips

Nominations from the floor were invited but none made. A nomination committee was not formed to recruit new directors this year because of the uncertainty of whether we would continue as a single organization or join with the cottage owners association. All Directors agreed to let their name stand again. If vote is to amalgamate is passed, a combined board of directors from both associations will continue until next summer's AGM when a new board will be elected. If vote is not to amalgamate, we would still have our board of directors until next year's AGM when a new one could be elected.

Given the unique circumstances, a motion was made to, continue the currently serving board of directors for another year. Motion: Gord Wintermute, seconded by Larry Zadverny. Carried.

11. **Vote on Amalgamation**

An advance poll was held on the July long weekend. There is one ballot per cabin. You must be a paid up member to vote. A 2/3rd majority of those voting is required.

Discussion.

- We are not inheriting any liabilities from the Cottage Association.
- Questioned quorum only being 10 members
- Opinion expressed that if issues come up that are of interest to the entire community more weight should be given to votes of cabin directors because they represent a larger number.
- Concern expressed on electing Board of Directors for only one year, need for continuity and experience through overlapping or longer terms.
- Other specific questions were addressed (being on a sub-committee does not give you the right to vote, editing changes needed, the number of reps from each existing organization in the combined Board)
- Cabin owners association was formed when Park attempted to remove cabins from the Park. Believe every original goals have now been fulfilled (have leases, have sewer and water services). We have come to a point where we can move on, merge with our friends and work with the Waskesiu community as a whole.
- Results of vote –ballots will be counted immediately and announced here, posted on washrooms in cabin area, posted on Waskesiu.org.
- If the amalgamation is defeated this morning, it won't go to the cottage owners this afternoon.

12. **Other**

Priest from Christopher Lake will be starting a Catholic mass here in this building. Watch for more details.

Adjournment

Vote counters:

John Day, Mark Comeau, Rob Phillips

Scrutineer

Pat McAvoy

Ballots cast (including advance poll): 79, no spoiled ballots
70 in favour of amalgamation
9 opposed to amalgamation