



**Wollaston Lake Home and Cottage Association
2025 Annual General Meeting – DRAFT MINUTES**

Sunday, August 10, 2025

Registration / Presentation: 9:00 a.m. to 10:00 a.m.

Meeting: 10:00 a.m. to 12:00 noon

Royal Canadian Legion (Branch 581), 2254 Hwy 502, Coe Hill

The meeting was open to all members in good standing. Standing was confirmed before members were admitted to the meeting, either in person or by Zoom.

Members were invited to pay at the door, or to pre-pay before the meeting.

Refreshments were provided.

The meeting was preceded by a presentation from Robert Pye, Executive Director, Watersheds Canada, from 9:30 to 10:00 a.m.

<i>Item No.</i>	<i>Start time</i>	<i>Agenda Item</i>	<i>Lead</i>
1.	10:00 a.m.	Call to Order	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> Online and in-person attendance was recorded by Mary (outgoing vice-president and interim membership director) and Pete (interim secretary pending members' vote)			
2.	10:05 a.m.	Agenda: Review and Motion to Adopt	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> - Review: Attendees were invited to review the draft agenda - Motion to Approve/Adopt: Moved by Mary Byrne; Seconded by Fred McConnell - Result: Carried			

Item No.	Start time	Agenda Item	Lead
3.	10:10 a.m.	Minutes of the 2024 Annual General Meeting	Casey Gallagher
<i>Notes, Decisions and/or Actions:</i> • Casey Gallagher was unavailable to attend; Mary reviewed the previous minutes • Review: 2024 minutes are available online; hard-copy distributed; Correction by Mary – Contrary to the materials, no minutes are available from 2023, though Mary has notes; also, Casey's name should be added as Secretary • Motion: Motion by Pete Lennox; Rob McFadden seconded • Decision: Carried (as amended)			
4.	10:20 a.m.	Remarks from the Vice-President	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> • Included in No. 3			
5.	10:25 a.m.	Report of the Treasurer	Mike Benson
<i>Notes, Decisions and/or Actions:</i> • We're in good shape • We have not yet received our grant money for this year • 120 members have paid for this year ○ Paid membership have been steady over years • Expenses are less this year than last; no harvesting, etc. • Advertising revenue is expected in the autumn • Other expenses may come up later in the year • Barbecue and poker run helped to raise funds • When Mike's laptop is fixed, the written version will be available • Bill Dummitt moved acceptance of the report; Fred McConnell seconded • Decision: Carried			

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6.	10:35 a.m.	Report of the Lake Steward	Fred McConnell
<i>Notes, Decisions and/or Actions:</i> • Fred made a presentation with slides • He provided a brief background on himself and his qualifications • Fred presented on threats to Wollaston Lake, such as nutrient pollution, and efforts to remediate, including the recent shoreline reports and reports such as the Ribbon of Life. His source was Dr. Paul Frost of the Trent University Aquatic Research Program • He moved on to report on the habitat restoration efforts and how they impact water quality and lake health • He told us that there is a slow increase in nutrient content in Wollaston Lake over a period of years. This year, this is exacerbated by higher-than-usual temperatures • If anyone sees green matter on the top of the lake, please report it to Fred immediately ○ Blue-green algae are toxic ○ This is not a cause for alarm, but rather a call to action • Fred discussed the effects and impacts when a lake goes “out of balance”, using Urbach Lake as an example (a positive one) • He outlined the Eurasian Milfoil Action Objectives, and outlined challenges posed in Wollaston’s “Third Lake” ○ The markers were not deployed in the lake this year because the milfoil was very late to develop and regular plant life therefore had an opportunity for growth • Herbicide was discussed. ProsellaCOR-FX is an approved, targeted herbicide, and stakeholders will be surveyed on whether the targeted use of herbicide is warranted (in terms of both the environment and its cost) • We did not harvest milfoil this year. We are reviewing the results of the past three years and the current state of the lake, and we will re-apply for our harvesting permit to ensure we continue to use best practices in all areas of the lake ○ Fred compared the use of harvesting as opposed to herbicide, including the risks and challenges of each • Members are encouraged to provide feedback through the upcoming survey on tools we should (or should not) be using			

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		• This year's programs: ○ Making specific people responsible for specific areas of the lake, including the marking of areas to avoid for milfoil (more information on this is coming from the Milfoil Action Committee); ○ Deploying nine benthic mats; ○ Applying for \$7,000 to be applied to activities next year, and also for benthic mats and signs to inform boaters about the issue; ○ Trying to apply for a Trillium Grow Grant (for which we must be incorporated – see below); and ○ Benefitting from the Poker Run, which provides significant money to help fund initiatives • Fred also discussed the initiative to enhance the fish spawning bed habitat, which involves 20 brush bundles near prime spawning beds (last year) and Watersheds Canada processing the prime spawning beds (September 10 of this year) ○ Today's 50/50 draw will help to fund this • Fred concluded with a video taken by an underwater drone that will help to monitor the growth of milfoil and the success of spawning-bed enhancement • Responses to questions (answered by Fred and Robert, as appropriate): ○ Harvesting milfoil in the third lake is a challenge because the harvester cannot get into it through the narrow passage ○ An overview of the challenges of herbicide – Cost and targeted application ○ An enhancement on Fred's comments on the reason milfoil has declined this year (effects and causes), and what could cause a resurgence ○ Encouragement to let dead trees fall into the lake, as they provide "natural brush bundles", or habitat for aquatic life as appropriate for specific areas of shoreland ○ Fred will follow up on a question whether some water loss could be prevented by sandbagging the bottom of the dam to remediate against lake-water loss ○ Zebra mussels also seem to have declined, but they run in cycles just as the milfoil does. They seem to have plateaued for now, but we can't count on them staying that way	

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		▪ A new underwater drone (which was featured in the video) will also help to monitor this environmental impact	
7.	10:50 a.m.	Report from Interim Membership Coordinator	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> • 256 properties are currently eligible for membership • As of July 31, 38% of eligible properties had paid for WLHCA membership • The five-year average is 52%; the 10-year average (our expected goal) is about 55% ○ (A handout was provided to illustrate this) • A few members paid up today at the AGM, and more are expected when the fall newsletter is distributed • The membership fee is currently \$40; Revenue to date is \$3,920, most paid by e-transfer • We continue to add email addresses for our members; members are encouraged to share email addresses (82% of eligible members have provided e-addresses; we want to get to 100%, with the help of road captains and road managers) • We track change of ownership using public listings. For 2025, seven properties were listed or sold during the year (see the handout) • Answers to questions: ○ We no longer provide “welcome kits”; the waste site stopped selling the bins and the Township stopped providing printed materials. Also, introductory material has not been updated on the website since 2017			
8.	10:55 a.m.	Annual Membership Fee	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> • A decision is required to <u>hold</u> or <u>increase</u> fees for 2026 • Current annual fee is \$40 • Review and Discussion: Mary suggests leaving it at that level; it was raised from \$35 to \$40 last year. The attendees expressed informal support for this • Motion: Not needed – Approval assumed by consensus			

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Decision: Leave it as is – Annual membership remains at \$40			
9.	11:00 a.m.	Committee and Activity Reports	Various
<i>Notes, Decisions and/or Actions:</i> - Milfoil Action Committee (Fred McConnell) - See Lake Steward report, above - Barbecue, held July 12, 2025 (Nancy Sherwin) - The barbecue was held at the Public Beach; it was well-attended but we could have handled more than the 150 (or so) who attended - There was enough food; the whole event went well; the musicians were well-received - We will try to use a tent next year for protection from the sun - Mary expressed appreciation for the tremendous amount of work undertaken by Nancy and “The Sherwin Team” - The feeling of those present at the A.G.M. is that the beach is a better venue than the Legion, but there were mixed feelings about the appropriateness of games - Poker Run, held August 3, 2025 (Kathy Corvers) - Mary thanked Kathy and the “Extended Corvers Team” for the great effort, fun and money raised (over \$1,400, including those who donated their winnings)			
10.	11:10 a.m.	Amendments to By-laws – E.F.T.	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> Motion to adopt amendment to Clause XI to permit the addition of electronic fund transfer: <i>Page 4, section XI, item (e): Amend to read “Ensure cheque or electronic fund all monies withdrawn from the WLHCA account <u>shall be by transfer</u>, signed by at least two of the three signing officers; [Proposed change underlined]</i>			

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		- Discussion: Mary tabled a motion to allow the use of electronic transfer to pay money out of the accounts (currently only deposits are permitted). Two signatures are still required for the movement of money - Motion: Mary Byrne moved the above; Jane Wise seconded - Result: Carried	
11.	11:15 a.m.	Amendments to By-laws – Incorporation	Fred McConnell
<i>Notes, Decisions and/or Actions:</i> - Motion to adopt amendments to Clauses I and II to support the incorporation of the W.L.H.C.A. - Discussion: The motion presented to the A.G.M. is as follows: <i>Be it resolved that the W.L.H.C.A. wishes to become an incorporated not-for-profit to qualify for larger funding opportunities (for example Ontario Trillium grant) as well as project liability protection for participating volunteers based on the draft amended bylaws with the following conditions:</i> <i>The one-time cost to incorporate including the articles of incorporation are not to exceed \$1,500 CDN</i> <i>The annual additional total cost to maintain the incorporated entity is not to exceed \$1,000 CDN each year for the first five years of incorporation</i> - Additional Discussion: Fred outlined the rationale for this suggestion, including other changes that would also allow the creation of a ratepayers' association in the future - The main reason for incorporation is to allow us access to much larger funding opportunities and to protect the executive and membership from liability, lawsuits, etc. - We will not register as a charity due to other costs and overhead costs from an accounting perspective, though partnerships with other certified charities might provide opportunities - Motion: Fred McConnell made the motion; it was seconded by Bill Dummitt - Result: Carried			

Item No.	Start time	Agenda Item	Lead
12.	11:20 a.m.	Call for Nomination of Officers	Mary Byrne
Notes, Decisions and/or Actions:			
- Proposed Slate of Officers (below) - Call for Additional Nominations - Motion to Adopt: Mary Byrne and Rob McFadden			
Proposed Slate of Officers for 2025/2026 (Note that this reflects nominations made both <u>before</u> and <u>at</u> the meeting)			
President		Fred McConnell	
Vice-President		Angela Baltkois	
Past President		Vacant	
Treasurer		Mike Benson	
Secretary		Peter (Pete) Lennox	
Lake Steward		Fred McConnell	
Director of Membership		David Purdy	
Director of Communications		Stacey-Ann Sukharrie	
Milfoil Action Committee		(Vacant – Fred McConnell interim)	
Members at Large		Kathy Corvers Carol Dahlquist Nancy Sherwin	
Elected Officers for 2025/2026:			
Notes, Decisions and/or Actions:			
Elected: Slate of officers as above – Carried			

Item No.	Start time	Agenda Item	Lead
13.	11:30 a.m.	New Business from Members	All members
<i>Notes, Decisions and/or Actions:</i> • New Business Item, Comment or Proposal: ○ Sheila Currie commented on local forest fires and the local actions in progress. There is currently a working wildfire about 5 Km south of the Ridge Road. Water-bombers are on scene; Wollaston Lake may be used as a water source (so residents and boaters are asked to stick close to the shore in boats). Our fire department is ready to go if the fire approaches the municipalities. The fire is relatively small but is out of control and spreading due to the dryness of the environment. The Ministry declared a level one (lowest level) water warning, so all residents are asked to reduce water use by 10% (e.g., water food crops but not lawns; no car-washing; short showers; etc.) ○ There is a perception from social-media reports that Limerick Lake is “stealing Wollaston’s water”. This is not justified for several reasons that Sheila outlined. She also reassured the group that water levels are monitored daily. • New Business Item, Comment or Proposal: ○ Carol thanked Mary for all the work she has undertaken over the years in the many W.L.H.C.A. roles she has filled.			
13.	12:00 noon	Closing and Adjournment	Mary Byrne
<i>Notes, Decisions and/or Actions:</i> • The meeting adjourned at 11:15 a.m. (Moved by Pete Lennox; seconded by Vanessa Thompson – daughter and proxy of paid WLHCA member Robert Thompson of Beach Lane)			