

MPHA Executive Meeting

December 10, 2015

Attendance: Richard Harry, Bill Collins, Adam Goudey, Lori Wood, Al Duchense

Regrets: Dianne Sheehan, Glenn Swan

1. Meeting Called to Order 7:20 p.m.
2. Confirmation of Quorum: 5/7 members
3. Minutes from Oct 4, 2015: Reviewed. One revision, Lori Wood added to regrets.
 - a. Approved: Bill Collins
 - b. Second: Al Duchense
4. Approval of Agenda: Additions: Treasurer Report and Discussion re: communication from membership to Executive were added
 - a. Approved: Adam Goudey
 - b. Second: Bill Collins
5. Road Committee Report: Delivered by Richard Harry
 - a. Recent gravel work completed in November, cost \$5250.00 (about \$750 less than projected). ~2/3 to back slide of lack.
 - b. Hill at the T intersection is an ongoing problem and will probably require more grading next year.
 - c. Grading this past year was not as good as expected.
 - d. Potential work for 2016 – will require reassessing the road and ditches in the spring
 - e. Discussion about the need for a separate Road Committee and its membership (as some members live away, some have not yet participated, etc. Currently: Janice Mitchell, Ranier ?, Richard Harry, John ?, Wayne McKinnon, Casey Rutte

Action Plan:

1. Reassess need for separate Road Committee at next AGM. Rereview road report completed in 2014 for rationale behind this.
2. Reassess road and ditches in Spring 2016.
6. Main Gate
 - a. Review of recent situation involving lot owners who suffered a health issue and requested the main gate be unlocked to ensure easy access for medical personnel and emergency vehicles. The letter written by these lot owners was sent to membership with an email explaining current processes and a vote via email was sent out. The final vote was 25 to keep the gate unlocked for this season and 12 to keep it locked. An email went to membership with the decision that the gate will be unlocked for this season but it is to remain closed. The vote only applied to this season.
 - b. Discussion about some of the comments the email vote generated. These included:
 - i. Video at front gate – unfortunately not financially feasible

- ii. Lock Box at front gate – this could be for emergency crews (although the New Ross Fire Dept has keys to the gate), people such as home care workers, etc. The issue that arises is that a code is still needed to get into the lock box and thus, not helpful in many situations, and members could give the code out to whomever they wanted. It may however help cut down on ATV, snowmobiles, hunters, and those just curious and driving in.
- iii. Insurance issues – one member reviewed with their insurance company and given their lane is locked, insurance is still valid. For members that don't have a locked gate on their lane, and where they have stated there is a "locked" main gate, this may be an issue.
- iv. Importance of a gate – a newer member indicated that the locked main gate was an important feature in them buying on Lake Lewis.
- c. Discussion about the procedures for EHS/911/Fire dept: Bill indicated that when he was president, he checked with all of these services to determine the proper procedures. New Ross Fire Dept which is close, will always respond to open the gate for other emergency personnel.
- d. Discussion about the fact that even prior to this, some members consistently left the gate unlocked. Since the vote, it is felt that the gate is completely open about 50% of the time which is not desirable.

Action Plan:

- 1. This item will be reviewed at next AGM.
- 2. Email reminders will go out to membership about ensuring the gate is always closed and preferably the chain/lock put in place but not locked.
- 3. Bill Collins will rereview and reconfirm the procedures with the New Ross Fire Dept and 911 in order to inform membership at the next AGM.
- 7. Treasurer Report:
 - a. To date: \$13,399.00 in active bank account and just over \$10,000 in GIC.
 - b. All bills paid to date
 - c. Next large bill to come in is Director's Insurance for ~\$1600.00
 - d. 2 lot owners have not yet paid 2015 dues
 - e. If this winter requires significant snow plowing and sanding, it will leave the balance quite low.

Action Plan:

- 1. Registered letters will be sent to the 2 lot owners with dues still outstanding
- 8. Communication with MPHA Executive
 - a. Discussion regarding the volunteer nature of the Executive ensued.
 - b. Discussion has had regarding hurtful, personal, and inflammatory emails/communication that has occurred over the past few years towards members of the executive including recently.

c. All agreed this is unacceptable.

Action Plan:

1. Lori Wood will draft a letter to be sent to the person sending these communications regarding appropriate and inappropriate communication with the executive.
9. Meeting Adjourned 20:50 p.m.