

**MPHA Executive Meeting - Minutes**  
**February 9, 2023**  
**7:00 PM**

*By video conference*

<https://us02web.zoom.us/j/88963708284?pwd=cmR6TkJsQVkvahVhMUZhTTlvTjIiXQT09>

Meeting called to order by Al M at 7:08. Seconded by Adam

1. Approval of Agenda

Agenda approved Al M and Jerry seconded.

2. Approval of minutes from October 5, 2022 meeting

Approved by \_\_\_\_\_.? Seconded by \_\_\_\_\_.

3. Review of action items

**ACTION:** Al D and Kate to connect on dues owing for one lot. **Update:** Al to send registered mail to the two addresses with the invoice we have on file for this owner, this will provide some clarity if the mail is returned. This will cost \$15/letter.

**ACTION:** Adam to get Road Sub-committee together to develop a 5-year plan for the road. Due: March 2023. Do this before we agree to hire Colin again/go out to tender. Colin's contract ends at the end of this winter. **Update:** not done yet, Adam will complete before next meeting.

**ACTION:** Adam to look for road report that a consultant put together in the past 5 years. **Update:** Adam sent this around but will resend.

**ACTION:** (KATE & JERRY) Will find and share educational material on our social media on a regular basis to promote good lake stewardship, and to encourage members to familiarize themselves with warning signs and preventative measures. Due date: spring 2023. **Update:** will put together a fact sheet and start to share in mid-March. Kate to reply to a member's query on biodiversity speaker and suggest this member bring a speaker to the AGM to discuss.

**ACTION:** Craig and Al D will put together a garbage shed sub-committee to investigate the garbage shed: do we need two, do we need a bigger one, how much will it cost, how will we pay for it? **Update:** Al D did some asking around re: a dumpster but neighbourhood rumours favoured a shed. Have a proposal ready for the next AGM.

4. Financial report (A. Duchesne)

Al reviewed the profit vs loss sheet that shows we are on budget, or below since there hasn't been much snow removal. The balance sheet showed that everything is balanced.

Al D made a motion to accept the financials, Jerry approved the motion and Adam seconded.

5. Road

Al D mentioned that erosion at lot 33 is quite serious. Al filled in the holes from the erosion twice but he feels that there is something wrong with how road is built and how the water is draining.

**ACTION:** Adam will take a look at it and bring in Colin to have a look at this, before it happens again. Perhaps a new culvert and some ditching would solve this problem. This should be addressed before the end of June, at the same time as new gravel (Class A) is laid.

## 6. New Business

- Dues increases for 2023-24. Al D noted that we haven't had a dues change since 2013, and that was a decrease. At that time we had a considerable reserve, but it's been depleted by now. Although spending on snow removal in 2022-23 has been low, we were overbudget \$2,964 in 2021-22 and contractor costs continue to increase (from \$90/hour to \$120/hour this year).
- This year we will have \$2,800 left in the budget if there is no more sanding or plowing, which means we will not recoup the loss from last year.
- Additionally, we need to build the reserve back up to be able to support upcoming infrastructure projects and to cover increased road maintenance costs (e.g., garbage shed, road). Proposed increase to \$400 (increase of \$50/year per lot).
- Al D put forward a motion to increase dues from \$350 to \$400. The Executive held off voting since Craig was absent for this meeting and we wanted to ensure all voices were heard on this important matter. The Executive reconvened on March 23; all members were present.
- Marc approved the motion and Jerry seconded it. It was voted on and all were in favour.

**ACTION:** Kate will share this increase explicitly when the members are notified of the minutes being on the website.

- Adam updated the Executive on his forestry plan for the Cliff Road Forest Reserve and will share it with the Executive. He may share some of his plans at the AGM.

## 7. Next meeting

We should plan for a mid-May meeting to prepare for the June AGM.

**ACTION:** Kate to contact the Executive in late April to set this date.

## 8. Adjournment

Motion to adjourn (Kate), approved by Jerry and seconded by Adam.