

Minutes
MPHA Executive Meeting
October 5, 2022
8:00 PM

By video conference

<https://us02web.zoom.us/j/81724217174?pwd=ZkRtVUR0SDVySmFRMGR4ZTRERmpWQT09>

1. Approval of Agenda

Motion to approve, Al D, seconded by Craig W

2. Approval of minutes from AGM, June 18 2022

Motion to approve, Al D, seconded by Marc P

3. Review of minutes and action items

All action items from the AGM were taken care of.

4. Financial report (A. Duchesne)

Profit & Loss Budget vs. Actual for 1 April through 2 October 2022 and Balance Sheet As of 2 October 2022: everything is on track re: planned spending and income, no unexpected items.

There are dues owing from one lot owner.

ACTION: Al D and Kate to connect on this.

Al D put forth a motion to accept the minutes; Jerry seconded. The financials were put to a vote and all were in favour of adopting the financial statements.

5. Road

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.

ACTION: Adam to look for road report that a consultant put together in the past 5 years.

6. New Business

Blue-green algae

A member raised concerns about blue-green algae and how we can prevent it in our lake, and whether the land covenants already include language that would protect the lake from this toxic algae.

ACTION: (KATE & JERRY) Will find and share educational material on our social media on a regular basis. The land covenants ensure offsets between properties and lakes, which should keep nutrient loading low. Jerry (environmental chemist) feels that other algal blooms would be a canary and give us a heads up that nutrients are out of whack and doesn't anticipate a problem with blue-green in Lewis Lake, but we will promote good lake stewardship via social

media and encourage members to familiarize themselves with warning signs and preventative measures. Due date: spring 2023.

Road extension to Lake Lewis Lane- would the Exec ever take this on for safety purposes (another way out)?

This isn't something the Executive is in a position to do. This has come up before and there is no appetite to have MPHA take this on, unless the land where a road could be built was owned by someone in the Parklands. There would be potential disputes between homeowners on Lewis Lane and those using a potential new road to access the Parklands. Not something MPHA can undertake but willing to review if a member purchases land for a road.

Garbage shed

There was discussion about the shape of the shed whether to rebuild it to address its size, steadiness, and security, or what other measures should be taken to maintain it.

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? Have a proposal ready for the next AGM.

Dues

There will probably be a need to increase dues at the end of the year, especially if snow removal costs are high. Can decide after the winter.

7. Next meeting

Late January or early February.

ACTION: Kate to check in mid-January.

8. Adjournment

Jerry motion to adjourn, Al M seconded.