

Minutes
MPHA Executive Meeting
February 3 2019
10:00 AM

Present: Adam Goudey (President), Al Duchesne, Theresa Tomilson, Richard Harry, Jerry Arenovich, Lori Collins, Dave Campbell (for the Entry Committee and website)

Regrets: Devin Young

1. **Approval of agenda as amended** – Items added: boat launch, contents of next newsletter. *Moved by A. Goudey, seconded by R.Harry. Carried.*
2. **Approval of minutes from November 4, 2018** – *Moved by A. Goudey, seconded by J. Arenovich. Carried.*
3. **Financial report** (A. Duchesne) – We are in good shape, since there has not been much ploughing needed so far, and we recovered some arrears fees, thanks to good advice from our lawyer in Lunenburg. *Acceptance moved by A. Duchesne, seconded by A. Goudey. Carried.*

ACTION – L. Collins – Send our thanks to the lawyer.

4. **Entry Enhancement Committee report** (D. Campbell) –
 - 4.1. **Membership** – G. Swan has resigned, but the Committee’s work is nearly done, and will carry on without new members.
 - 4.2. **Signage** – Committee recommends signs stating “Video surveillance in effect” which are available at a reasonable cost (four for \$23.00). They recommend consolidating one of the video surveillance signs with the several small signs presently decorating the big green sign onto a separate pole, somewhere inside the gate.
 - 4.3. **Trail cams** – The Committee established several criteria for motion activated surveillance cameras, and found some in the \$100.00 price range that would be suitable. They evaluated cameras as follows:
 - **Range** – 60 feet is a good range to pick up license plates
 - **Power** – Solar or battery: most have very good long life batteries, recommended over solar; solar panels would be difficult to place in where they would receive sun but not be too visible.
 - **Memory** – Most have enough memory to last several months
 - **Weather resistance** – Need to be resistant to moisture and cold
 - **Night vision** – Required

- **Response time** – Cameras need to start recording as soon as motion is detected; some models have a 30 second time lag, which is not suitable.

The Committee recommended one camera for the garbage shed area, and perhaps a few more located at strategic spots along the road. They must be placed so that they are well concealed in summer and winter, but are still accessible to pull the memory card.

- **Lighting** – LED solar powered motion activated lights that would be suitable for the shed area are available for around \$80.00.

4.4. **Garbage Shed** – The Committee noted that the shed needs some work.

The executive agreed that since winter road maintenance costs have been low so far, the purchases recommended by the Committee could be funded this year.

MOTION – That the Entry Enhancement Committee spend no more than \$500.00 for signage, entry area lighting and two trail cams. *Moved by R. Harry, seconded by T. Tomilson. Motion carried.*

ACTION – D. Campbell/Entry Committee

- Purchase lighting, two trail cams and 4 signs as recommended by the Entry Committee, and organize installation.
- Prepare an estimate of work needing to be done on the shed.

5. **Business arising from the November 4 minutes:**

5.1. **Process for the collection of arrears** – The process for collection of overdue accounts by MPHA was clarified, both regarding the internal process, and the legal recourse for outstanding accounts. In summary, membership dues are payable when invoiced. Payments may be made in installments by contacting the Treasurer at treasurer@maritimeparklands.ca. The Treasurer will issue overdue reminders as needed. For accounts in arrears by more than one year, the executive will take steps to recover payment via the Court.

5.2. **Alternate web hosting ideas** – D. Campbell confirmed that the hosting service we now use offers the best value for the cost, offering needed features such as two email accounts, good web updating software, URL forwarding. The executive accepted his recommendation.

ACTION - A. Duchesne – Implement the Treasurer email address.

5.3. **Confirm winter ploughing and sanding/crusher dusting with Colin Hughes** – Adam spoke with Colin at length several times, and will speak to him again to confirm that he is using crusher dust. Colin has been told to plough and sand as needed, but Richard Harry will call him if further work is needed. The Facebook group page will be the main source for for day-to-day info on road conditions, but members can request email notification from the Secretary at info@maritimeparklands.ca.

ACTION – A. Goudey – Speak to Colin to confirm use of crusher dust.

- 5.4. **Welcome info package** – A draft welcome letter and information document were approved pending the addition of the Treasurer’s contact info. We will send it to one or two new property owners and ask for feedback. There was some discussion on adding more detailed information, such as garbage shed procedures, to the website.

ACTION - L. Collins

- Add Treasurer’s email to the welcome letter.
- Send info document to newer members.
- Gather info for the website.

- 5.5. **Garbage** – T. Tomilson has had a green bin delivered; it is in use and Richard Harry and Dave Campbell built a ramp so it can be moved in and out of the shed. Bernie Mullaney and Richard will check it in the spring after the frost has gone out of the ground and make adjustments as needed. The municipality has requested that we put our organic material in paper bags. The bin is here on a trial basis, and as more people begin using it in the spring and summer, its use will be evaluated, and a recommendation made about cleaning it, and using large liner bags for the bin itself.

ACTION – J. Arenovich – Make a list of acceptable materials for the shed door in time for spring/summer season.

R. Harry – Organize ramp adjustments after spring thaw if needed.

6. New business

- 6.1. Three executive term positions (two Directors and the Secretary) are over this year. As a first step, the executive will ask for expressions of interest.

ACTION – L. Collins – Email the membership for expressions of interest.

- 6.2. **Covenants** - A member asked if Covenant #1 had been contravened by the act of subdividing the lands into cottage lots, and thus would need to be rewritten: *“The lands shall never be subdivided into lots of less than 50 acres, provided that the portion of the lands on the side of the right way access away from the lake may be subdivided and sold to Eastern Forestry Resources Limited as part of the managed Forest and Wildlife Reserve”*. The covenants were written after the land had been divided into cottage lots, thus there is no contravention; however subdivision to allow lots with land across the road to add them to the Forest Reserve was permitted. A review of some MPHA history revealed that several lots have different versions of the covenants. A note will be added to the website stating that some lots have slightly different covenants, and an attempt will be made to obtain all versions and note to which lots they apply, to be kept on file by the executive.

ACTION – L. Collins - Put together the covenants into a summary document.

6.3. **Shared boat ramp** – A property owner asked about a shared boat ramp; executive members confirmed that there is no common boat ramp.

6.4. Next newsletter

6.4.1. **Speed limits on lake** – The narrow rocky part of the lake, from Lot 21 on, is covered by Transport Canada speed limits of 10 kph.

6.4.2. **Power line update** – T. Tomilson reported that as of mid-December the installation of power lines along Cliff Rd was completed.

Next meeting – March 31, 2019 (tentative; time and location TBD)

Adjournment - 12:15 p.m. *Moved by A. Goudey, seconded by J. Arenovich. Motion carried.*

SUMMARY OF ACTION ITEMS (*all items due by next executive meeting unless otherwise specified*)

D. Campbell/Entry Committee

- Purchase lighting, two trail cams and 4 signs as recommended by the Entry Committee, and organize installation.
- Prepare an estimate of work needing to be done on the shed.

A. Duchesne – Implement the treasurer@maritimeparklands.ca email address.

A. Goudey – Speak to Colin to confirm use of crusher dust.

L. Collins

- Send our thanks to our lawyer for advice on collecting dues in arrears.
- Add Treasurer's email to the welcome letter.
- Send info document to newer members.
- Gather info such as garbage collection, info on fees, etc. for the website.
- Email the membership for expressions of interest in being on the executive as Secretary or Director.
- Put together the various versions of the covenants into a summary document.

J. Arenovich – Make a list of acceptable materials for the shed door in time for spring/summer season.

R. Harry – Organize ramp adjustments after spring thaw if needed.