

Clear Lake Cabin Association Board Meeting

Date: September 4, 2016

Location: Park Theatre

Present: Brad Collett, Keith Vinthers, Joyce Harland, Trevor Winters, Nelda Didychuk, Andy Urbanowicz, Patrick Gordon, Lionel Crowther, John George, Joanne Lambert, Joan James, Paul Barnabe.

Regrets: Gloria Belliveau

Call to Order:

President Brad Collett called the meeting to order at 10:00 a.m. and introduced the current board members.

Approval of Agenda

John George, 4 – 4th St. South moved the agenda approved, seconded by Alice Birnie, 36 – 2nd St. North. CARRIED

Approval of September 6, 2015 Minutes:

Brad asked if there was any unfinished business regarding last year's September minutes. Andrew Urbanowicz, 23 - 1st St. South moved the minutes approved. Seconded by Dale Wallis, 118 – 3rd St. South. CARRIED

Unfinished business items from last year:

The North shore road around campsite – Kevin Bachewich, Townsite Manager is still looking into.

The canoe and kayak area - The Park have an updated plan for this fall and it was in the President's report. (Please see below for more information).

Q. Jo Ann Lytle, 31 – 5th St. South. Park Models. She understands that existing park models are grandfathered. What does that mean grandfathered? Does it mean that she can sell an existing Park Model? She understands the decision makers are Parks Canada but wants to know if the board approves of her selling.

A. Brad has reiterated that Parks Canada is the decision maker, and Kevin confirmed.

Jo Ann Lytle made a motion that the CLCA support the current park model owners by writing to Parks Canada within the next 30 days to ask for an internal legal opinion concerning the legality of Park models and their future when a lease changes hands, what the requirements will be, either to a family member or to a purchaser, and to have communication written as such. Seconded by Ron Mcphail, 7 - 2nd St. south. CARRIED.

No further unfinished business.

Parks Canada Report and Update:

Brad introduced Kevin Bachewich - Townsite Manager for Parks Canada.

Kevin gave the following updates since early July:

As mentioned in spring meeting, infrastructure projects over time ground breaking. Paving to start on Highway 10 from top of hill to KM 27 after long weekend.

Increased electrical sites and paving throughout Clear Lake campground completed.

The storm water management project is to direct water from Clear Lake under a detailed discharge program with plans for that to commence next year.

Heritage building projects - what type of work needs to be done, including various log and stone work is being determined. The Visitor Center renewal project includes new technologies, washrooms, etc. Clear Lake asset project including boat cove, pier, dock, stairs, playground and picnic grounds are in design phase but have not been funded. Town site assets including streets, sidewalks, street lights etc. may be tackled this fall. Stormwater project this year will determine paving timing as big parking lot and recycling area are to be paved after the conclusion of this project. Lots of planning and lots of action in next couple years.

If you see a hydro light out please contact hydro yourself. There is a number on the pole to identify it.

Work plan in old campground - painting of 20 Km speed signs done, some repairs to old campground sidewalk and some water pooling areas, looking at drainage and back lanes upgrading the gravel. Vandalism to Jamboree hall will be looked at, some may already be repaired. Cook shacks and roofs in various areas scheduled for repair. Chris Hansen, Asset Manager working with Kevin for next year's work plan.

24 cabins this year sold in cabin area, 61 development permits issued, 18 new builds.

It was a good year for camping, August stats are up over 5 % from last year. Good year for business.

Kayak and canoe area is getting congested. Asking association to notify the members that all canoes and kayaks should be removed by October long weekend. Aquatic invasive species sticker must be on all vessels. A total of 2,860 inspections completed this year, bringing the total to over 5,000. 146 of those were decontaminated.

If anyone is building, contact Koreen for proper approvals prior to starting. Regarding off lot development and construction such as sheds - the intent is not to have anything permanent if it is not on your lot. It is important that everyone respect each other's space.

Kevin looks forward to working with everyone in future.

Q. Kathy Bellemare, 85 – 3rd St. South, Could you speak to the process of the general infrastructure plan?

A. Kevin - Program is an asset renewal plan and new investments so some general maintenance to bring assets back up to standards. Anything new as requirements to visitors as Parks Canada, more global program to determine what Parks Canada's programs will be.

Q. Pam Lucenkiw, 30 – 3rd St. North - Will the kayaks go back to the area in 2017?

A. Kevin - They are looking at a long term to deal with the roughly 157 items that are on the shoreline. You can use the space next year but will hopefully have it a little more orderly.

Q. Andy Urbanowicz, 23 – 1st St. South, Is there thought to expand the oTENTiks?

A. Kevin - 33 models arranged in the Clear Lake campground. We have the most of any National Park in Canada and they have been very well received.

Q. Candy Doucette, 108 – 1st St. South - Do canoes and kayaks have to get tagged?

A. Kevin - Yes all do. Get a tag every year. Helps monitor what goes in and out of lake.

Q. Jo Ann Lytle, 31 - 5th St. South - Do we know how many cabins have hooked up to water? Is a permit required to hook up to water?

A. Kevin – We will do a count in spring, will let CLCA know and they will let all know by email or website if a permit is required.

Q. Corey McDougall, 98 – 1st Street South. Regarding renting –We know this has been done for years. What does the Park mean that you can't rent? Please Clarify.

A. Kevin - We were requested to obtain a legal opinion regarding renting of your cabins and in the terms and conditions of your lease, it states cabins are not rental units. It is clear and concise that they are not rental properties. The leases contain no provision to rent and Article 2.0 and 2.01 state you cannot advertise and rent.

Q. Corey McDougall, 98 – 1st. Street South - it has been done before so does it mean now that absolutely no renting? Will it be policed? Is there a policy developed?

A. Kevin - The policy was just stated, and I can't speak as to what we will do if a relative uses the cabin, but I'm just citing the legal opinion received after the spring meeting. Kevin reiterated again to review your lease and be careful as Parks Canada has a legal opinion. Kevin reiterated what the legal opinion was.

Q. Candy Doucette, 108 – 1st Street South - From what you're saying, how would we know if a cabin owner has someone using the cabin and whether it is a relative or not? How would you identify a renter?

A. Kevin – The lease owner is responsible and held accountable for all actions in the cabin.

Q. Teddi Brown, 49 – 5th St. South – I wasn't aware that Park models weren't allowed any more.

A. Kevin - Will have to get development clarification but in 2015 the guidelines were signed and it was stated there. He can get more clarification on it.

Q. Lyle Grobb, 37 – 3rd St South. Parking on the free weekend was helter skelter. Because next year is free entry, is the Park going to do anything for additional parking?

A. Kevin - They are planning for increased visitation next year. This summer the August 20th weekend was the biggest day of year surpassing July long. They are looking at parking plans. Overall management plans under consideration including parking.

Q. Marilyn Mutter, 107 – 3rd South.– Will work be going on next summer when it is so busy?

A. Kevin – The work will be purposely planned for some projects to start in fall of 2017 as the intent is

not to disturb residents and visitors, other than some seasonal work.

Leanne Wrokel, 15A – 2nd St. North – I want to express a big “congratulations” to the Park on a great season - to see all the crowds on the 20th – good job.

Brad Collett - President’s Report.

The Board has been cognisant of letting the new Parks Canada staff get acclimatized. During the last few weeks this has changed and communication has been flowing back-and-forth. It has been a year of transition. At the July meeting, a lot of recommendations were put forth and have been completed, such as 20 KM/H signage and traffic lines painted on street. Speed is still an issue in the area but the name of the Shoal lake RCMP detachment commander has been obtained to discuss potential enforcement in our area to reinforce the safety aspect. One sidewalk in our area has been repaired to make it more safe; specifically the one leading to the main parking lot. The Canoe and Kayak area has been brought forward by many members as an issue. A volunteer from the board will go around and take note of the street lights that are not working. If you want an issue brought forward to the board you must state your name and address, as the Board does not want to get involved in neighbourly disputes.

Q. Lyle Grobb, 37 – 3rd St. South. Are street lights shut off in winter?

A. Brad - We will check.

Q. Jean Birnie, 36 – 2nd St. North - Hydro came around end of season last year and shut off the street lights. With our lease extended will hydro leave lights on longer? She was present when they shut them off last year, but Kevin will check it.

John George, 4 – 4th St. South Moved a motion to approve the President’s report. Seconded by Jean Birnie, 36 – 2nd St. North. CARRIED.

Treasurer’s Report

Treasurer’s Report provided by Joyce Harland. Complete treasurer’s report is attached. Report moved as presented by Joyce and seconded by Paul Barnabee, 20 – 5th St. North. CARRIED

Q. Gene Ash, 54 – 4th St. South. What is done with the money as reported in treasurer’s report?

A. Joyce – The board has had discussions that it has been growing and there was some discussion on plans. The Board will look at items for the betterment of the entire cabin association.

New business:

Doctor’s Residence Report by Joan James.

Joan has been on committee for last 3 years and gave the following report.

Agreements for use of the building were "previously" made with the Regional Health Authority. In past years the building was used as a residence only for a doctor who worked for the RHA in Erickson. A doctor has approached us who wants to operate a walk in clinic in the residence. The WTA are looking at signing the "licence of occupancy" as the Parks cannot make an agreement with one individual. (Just to be clear, that the agreement is for occupancy of the building and not licence to practice) There are some

hoops to go through. The WTA is looking at the feasibility of them doing the licensing and the Park is looking into if it will work for them. There is expense to operate the building. Could be up to \$1500 per organization. The WTA want to know if they have the support of the community to continue.

Q. Lyle Grobb, 37 - 3rd St. South Have you looked at a nurse practitioner?

A. Joan – No, as we have a volunteer Doctor.

Q. Jo Ann Lytle, 31 – 5th St. South – Is there liability?

A. Joan - Should be, insurance covers liability on the residence. Again, for clarity, the RHA will not sign the licence of occupancy because the doctor is not working for the RHA. They have no problem with a doctor practicing privately, and doctors carry their own personal liability

Q. Jo Ann Lytle, 31 – 5th St. South How much liability?

A. Joan - \$5 Million. The Dr. carries personal liability.

Q. Pam Lucenkiw, 30 – 3rd St. North – how much would it cost?

A. Joan - Up to \$1500 per year. The volunteer Dr. has stated she would be here for 5 years. The cost could go up each year. It would cover insurance, internet and minor repairs to building.

At this point Kevin Bachewich stated that the engineer from Parks Canada has deemed the building not fit. The Regional Health Authority has absolutely refused to sign a lease. Private clinics are private so there would be significant liability. The Doctor's Residence was historically a Doctor's Residence but we need to look at the best interest for health services within the community. There are a number of issues such as license of occupation. This will be on management table for discussion but there are lots of concerns. Feasibility study may be needed. It will be discussed internally but is no different from any other private business.

Q. William Metelski, 13 – 4th St South - It is sounding like having a motion at this time is premature.

Joan clarified that if it is possible, do we support this?

Motion by William Metelski, 13 – 4th St. South - We the CLCA membership support the investigation with the WTA to move forward to research the plausibility of a medical service in the Clear lake area, which may include, but not limited to a doctor, nurse practitioner or medical service . Seconded by John George, 4 – 4th St. South.

Q. Jo Ann Lytle, 31 – 5th St. South - question is what does support mean and does it include money? I would like to amend the motion to not include financial support. .

Friendly Amendment to the Motion: Jo Ann Lytle, 31 – 5th St. South - We the CLCA membership support the investigation, in conjunction with the WTA, to move forward to research the plausibility of a medical service in the Clear lake area, which may include, but not limited to a doctor, nurse practitioner or medical service, and withholding financial support.

Seconded by William Metelski, 13 – 4th St. South

CARRIED

Jo Ann Lytle does not think we should be in any way connected with any business of providing health care. We should not get into it in a small way or provide any funding.

Introduction of Warden Services Mathew Blackman.

Mathew has been a Park warden supervisor for 3 years. There is one seasonal and three year round workers. He works directly from orders through Ottawa, but acts on priorities from the Park. If you wish to lodge an issue, please leave your name and address or no follow up can be done. We can approach them through a 24 hr dispatch command number 1-877-852-3100. Efforts are to keep everyone in line. Reach out if you need to.

Q. Lyle Robb 37- 3rd South – Commented on a bear problem this year.

A. Mathew - We do law enforcement only. Regarding bears, we recommend that you don't have garbage or bird feeders or food on tables as this is an offense. Very few bear calls this year.

Q. Ed Didychuk – 35 – 2nd St. North - Can you elaborate on the reduced number of fish in the lake? Is there netting?

A. Mathew – Low water levels this year meant no access to south lake. As for netting, co-operative agreement allows for a First Nations harvest. Parks Canada is not aware of any netting. There was netting to determine the whitefish levels. Ed – would there be any stocking done in lake? Mathew - No as pickerel/walleye are not native to this lake. Whitefish and pike are. From an ecology side, walleye are of a lesser concern so likely won't happen.

Q. Regent Bellemare, 85- 3rd St. South. Vegetation and tree plan - will that ever be developed?

A. Brad said Kevin is working on an allowed and disallowed tree list. Over the winter we can work on a reforestation plan for the old campground with Parks Canada expertise.

New business finished.

Elections

Trevor winters called for elections:

Nominations for President. Brad Collett has let his name stand. Three calls, nominations closed and Brad Collett was acclaimed as President.

Vice President Pat Gordon has agreed to let his name stand. Three calls, nominations closed and Pat Gordon was acclaimed as Vice-President.

Treasurer Joyce Harland has agreed to let her name stand. Three calls, nominations closed and Joyce Harland acclaimed as Treasurer.

Secretary: Gloria Bellivieu has indicated that she would rather not continue in this position. Nelda Didychuk said she would do the Secretarial role for one year until her term is up. Esther Mark was nominated. Esther Mark, 30 – 1st. St. North was acclaimed as Secretary.

Board Members:

Joan James and Paul Barnaby were reported as leaving the board.

Keith Vinters, Gloria Belliveau, Andy Urbanovicz and John George let their names stand.

Andy nominated Neta Freisen, and she will let her name stand. Kathy Bellemare, 85 – 3rd St. South nominated Gary Roberts, 74 – 3rd St. South. Nominations closed. Andrew had nominated his partner, and only one board member per cabin, therefore Neta will be deleted from nominations. Five names were on the list, no additions or deletions, no voting necessary. All persons acclaimed.

The Board:

President – Brad Collett, 70 – 4th St. South

Vice President – Patrick Gordon, 41 – 1st St. South

Secretary – Esther Mark, 30 – 1st St. North

Treasurer – Joyce Harland, 18 – 2nd St. south

Members at Large

Jo-Ann Lombaert, 9 – 5th St. south

John George, 4 – 4th St. South

Nelda Didychuk, 35 – 2nd St. North

Andrew Urbanowicz, 23 – 1st St. South

Keith Vinters, 18 – 2nd St. North

Lionel Crowther, 7 – 1st St. South

Garry Roberts, 74 – 3rd St. south

Joan James, 14 – 2nd St. North moved meeting closed. Seconded by Keith Vinters, 18 – 2nd St. North.

