

CLCA GENERAL MEETING  
28TH JUNE, 2025, 10:00 AM  
PARK THEATRE, WASAGAMING

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DIRECTORS AND ROLES  
BOARD MEMBERS / CONTACT INFORMATION

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Past President – stays on automatically until replaced by outgoing President

Lyle Grobb; [lgrobb@hotmail.com](mailto:lgrobb@hotmail.com)

President – two-year term to end in September 2025

Christian Robin; [robin.t4c0@gmail.com](mailto:robin.t4c0@gmail.com)

Vice-President – two-year term to end in September 2026

Rick Grimshaw; [trgrimshaw@gmail.com](mailto:trgrimshaw@gmail.com)

Treasurer – two-year term to end in September 2025

Elvi Molsberry; [clcatreas@gmail.com](mailto:clcatreas@gmail.com)

Secretary – two-year term to end in September 2026

Colin Gilmore; [colin.g.gilmore@gmail.com](mailto:colin.g.gilmore@gmail.com)

Director No. 1 – two-year term to end in September 2026

Andrew Urbanowicz; [aurbanowicz@winnipeg.ca](mailto:aurbanowicz@winnipeg.ca)

Director No. 2 – two-year term to end in September 2026

Gale Simpson; [galeas@shaw.ca](mailto:galeas@shaw.ca)

Director No. 3 – two-year term to end in September 2026

Michael Hance; [mjhance@gmail.com](mailto:mjhance@gmail.com)

Director No. 4 – two-year term to end in September 2026

Jill Lee; [lee.jill0504@gmail.com](mailto:lee.jill0504@gmail.com)

Director No. 5 – two-year term to end in September 2025

Dan Leitch; [daniel.leitch@gmail.com](mailto:daniel.leitch@gmail.com)

Director No. 6 – two-year term to end in September 2025

Leanne Wrobel; [lwrobel007@hotmail.com](mailto:lwrobel007@hotmail.com)

Director No. 7 – two-year term to end in September 2025

Kyle Bazylo; [bazaaa@gmail.com](mailto:bazaaa@gmail.com)

Director No. 8 – two-year term to end in September 2025

Melanie Sobering; [Melanie.sobering@gmail.com](mailto:Melanie.sobering@gmail.com)

## AGENDA

### 1-Call to Order

#### Land Acknowledgment

As we meet today to advocate for the Clear Lake Cabin Area and advise Parks Canada on how best to administer these lands, we acknowledge that the Cabin Area and the surrounding lands and waters which we love and care for so deeply, are at the heart of Treaty 2. We support, in the spirit of Reconciliation, Parks Canada's relationship with First Nations of Treaty 2, 4, and 1, and the Red River Métis.

## 2-Approval of the Agenda

Motion: Jill Lee 51 3<sup>rd</sup> street.  
Second: Tammy Cobb, 19 3<sup>rd</sup> street.  
Opposed: none  
Motion passed.

## 3-Report from Parks Canada representatives

Guests:

- Leanne Cooper, Field Unit Superintendent, RMNP
- Jim Avram, Acting Townsite Manager, RMNP

A note on decorum:

- As indicated, to ensure an organized and respectful session, we've decided to collect questions from members in advance. Thank you to many of you who took the opportunity to do so.
- This is an arrangement that both parties – your Board and the Park representatives – and while you may not agree with it, we thank you for recognizing this decision. And so to be clear, there will not be an opportunity today for a live Q&A with our guests. However, your Board will host a live Q&A at the end of the meeting, and if there are any questions for our Parks representatives, we'll ensure to follow up with them.

Leanne Cooper's talk. Not reviewing each question individually, but trying to answer all in the speech.

- Note that she has been 5 years as superintendent.
- ½ the provided questions were about boating, starting with those.
- Motorboat/zebra mussel history: AIS (aquatic invasive species) prevention since 2013. Fall 2022, first positive eDNA. In summer 2023, went to 'tagging program', which (as a reminder) was unpopular at the time. Fall 2023, discovered live zebra mussels. Did not know the spread. In 2024, no boats in the lake, as there was a possible window to eradicate the mussels (looking at isolated potash treatment). Tried the curtain, which failed. Meanwhile, found signs of zebra mussels everywhere. No point using potash anymore.
- In early 2025, had intention of allowing boats back on the lake. Meanwhile, still planning on gathering information. Through the spring was an election, so communication had to be reduced.
- In the spring 2025, the concern about spread of zebra mussels within the lake. To date, all zebra mussels are at the east side of the lake (boat cove to east end of the lake). It is clear that mussels will eventually spread to entire lake. We don't, however, know how quickly this will happen and how motorboats will change the rate of spread.
- Core reasons for 'no boats' decision:
  - Parks Canada's #1 mandate is ecological protection and
  - And precautionary principle: if you don't know, do the thing that is the least risk.
- Timing of boat cancellation announcement (Friday of May long weekend) was 'unfortunate', but communications were restricted.
- Explanation of 'personal decision' comment that ended up in the cottage-owners association minutes: Ultimately, the decision was a Superintendent's decision: while there is a lot of input and research, discussions with senior management. Want to clarify that this was not a 'personal decision', was in capacity as Superintendent.
- Re: comments on 'the boating decision being made without input from the people most affected'. Discussions have been ongoing for 3 years, and lots of input was sought. There was extensive thought on how this would affect the stakeholders in the park.

- ‘Why ban motorboats but allow non-motorboats’: issue is what we are trying to achieve. Motor boats move much farther and faster, they take on more water and move it, and will aid the spread much more than canoe/kayak/paddleboard.
- ‘Long term: is this really about zebra mussels?’. Yes, this is still about zebra mussels. Park will be doing some studies on social/cultural studies on impact and benefits of motorboats, and how to make long-term decision. If the mussels are not spreading it is more likely that the present policy will stay in place. The point is not to ban boats long term.
- ‘Are electric trolling motors allowed?’: No, not under present policy. Long term this is something the park will look at.
- Recognition that this is a challenging topic, and Leanne does appreciate the letters and comments. Please send as needed.

Non boating questions:

- ‘Why are some trails not being maintained while others are?’ (and other concerns about trails)
  - Lakeshore trail was re-done (most will have noticed). It was damaged in 2022, and was decided not just to repair it. More accessible.
  - Pier was a major project.
  - Boreal trail was badly damaged in 2022 flooding, it is being completely being re-done. It is not yet open, but will be ‘fairly soon’.
  - More work being done at the north end of the park, including connections to Northgate cycling trails.
  - Why some trails get closed: often because they’re dangerous. Budget does matter, park cannot spend on everything all the time.
  - Omnick marsh was damaged last year. It is in the process of being re-done, as this is the #1 used trail in the park. Engineering design is being done.

Jim Avram talk (note that it is mostly related to the cabin area):

- Cabin development policy has been finalized, and took effect on June 24.
- Tweaks: clarify interpretation of policy under old guidelines.
- Changes to Parks Canada land-use regulations. Some a bit more restrictive, but lots of less restrictions:
  - More flexibility in roof lines
  - Privacy screens on decks are allowed
  - Thanks to everyone who provided comments and reviewed the drafts.
  - The new policy only applies for new builds/renovations, does not apply to existing cabins that were approved under old rules.
- Looking for some new engagement under a new park management plan. Asking for feedback about what we like/dislike what the goals are of the cabin area.
- Short term plan of washroom areas is to cover them in vegetation. Long term, park wants feedback.
  - Park will monitor for misuse of the green spaces. Please contact the park if we see misuse of these green spaces.
- Update on compliance program: in 2023, 86% were out of compliance. As of this year (2025) 93% are now in compliance. Handful of lots still outstanding, working with those owners to come into compliance. Park will get stricter in short time with non-compliance.
- In a few weeks time, park staff will meet with representatives of WestMan (fiber optic cables) through the cabin area.

- (back to Leanne): what has held up the WestMan fiber laying is the archaeology. There are a lot of requirements in a national park. Cannot destroy evidence, there is a lot to do.
- (back to Jim) Reminder that water/sewer/garbage. Good news: overall rates will go down slightly lower, as will firewood fees.
- 2<sup>nd</sup> street dock area: there is a closure of a small area near Jamboree hall. Park will allow (DAY USE ONLY, see later minutes) canoe and kayak racks.
- Washroom #5 had a plan to be open for one more season. However, the state of the bathroom did not allow this (would have required capital investment). In north end #7 will be open, in South end #3 will be open. Eventually, there will be a washroom near Jamboree hall, and #7 will close.
- Any safety concerns around the cookshacks (e.g. fire hazard, chimney problems), let the park know.
- Two cook shacks will be re-shingled this season.
- Tree stumps and repair of sidewalks – any concern please reach out to Jim (assuming its on park land).

## 4-Approval of the June 30 2024 Meeting Minutes

Note that wrong minutes were sent, and updated this morning (20 min before) We will approve them at the next meeting.

## 5-Treasurer's Report (Elvi)

Two documents distributed:

1. 2025 Approved Budget.
2. Treasurer's Report for the General Meeting (to June 25, 2025)

Treasurer's report presented as information.

Question/concern: budget vs. actual spend. Spend was higher than budget. No questions to membership ('Fairness for Clear Lake' spend, and kayak racks, e.g.). Comment is that membership should be consulted.

- Response: Absolutely correct to point this out. Money was spent. Donation of \$2k for 'Fairness for Clear Lake' came up very quickly and passed 11-1 in favor. Extensive discussion around the racks – and park could pull permission if we don't move. Note that board can spend reserves (it's in the constitution), often not time to consult the membership.

Comment thanking the board for doing this work.

Motion: Lyle, 37 3r street south

Second: Rick Grimshaw, 4 2<sup>nd</sup> street south.

Opposed: none

Motion Passed.

## 6-Membership Report (Michael)

- Again, keeping annual dues to just \$10 per Cabin per year
- Annual is more work, but it ensures we capture changes in the Cabin Area. We now have a large

and accurate database

- Membership numbers are the highest in recent recorded history
- Received 40 cash payments, bringing membership 250-300 cabins (exact numbers not clear).
- See treasurers report for updates.

## 7-President's Report

### MAY WE LIVE IN INTERESTING TIMES

- Quick history related to the RMNP motorboat Policy.
- Fairness for Clear Lake (i.e., the Wasagaming Tenants' Association).
- Firewood drama.
- Dock drama.

### SURVEY OF THE MEMBERSHIP

- Overview of the results of our survey.
- The Board had a very good discussion this week about the survey results. It was determined that the survey was a very useful tool and reinforced that the Board's position is sound and in keeping with the general wishes of the membership.
- 1/3 of cabin owners have motorized watercraft. 3/4 have non-motorized.
- More than 3/4 think we should have boats on the lake.
- Nearly 1/2 of membership thinks relationship with park is bad (or very bad), and 3/4 believe a change is needed.
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### SPECIAL PROJECT – DAY-USE KAYAK RACKS

- The CLCA has partnered with the Park on a student pilot project to put up DAY-USE kayak/canoe/SUP racks at a new staging area near the water (Canoe Graveyard 2.0). The project includes the implementation of a very old recommendation to close the roadway behind the Jamboree Hall.
- Re: the road behind Jamboree hall, its been blocked off due to erosion.
- The vision is 'lakeshore park' walking path instead of a roadway.
- Racks will be near Jamboree hall.
- There's also a long-term vision for overnight/longer term kayak/canoe/SUP storage. One example would be a tent at the boat cove with rental spaces.

### SOCIAL EVENTS 2025

- TWO Summer Fun Concerts: July 19<sup>th</sup>, and August 4<sup>th</sup>. Both in the Jamboree Hall, with fees waived by Parks Canada.
- Water balloon fight on August long weekend
- Cabinapalooza 9 on August 23<sup>rd</sup>
- Cook Shack Shareables Cookoff on the September long weekend
- Block Parties: So far we have 1 block party planned on the September long weekend at the corner for First Street and Main Avenue. All of you are encouraged to host a Happy Hour block party! Please just let us know so we can announce the date/time and details to all Cabin Owners.

President's report presented as information.

Motion: Sandy Kluka, 75 3<sup>rd</sup> south.

Second: Dan Leitch, 11 first south.

Opposed: none.

Motion Passed.

## 8- September 2025 Board Elections

### CONSIDER A ROLE WITH THE BOARD OF DIRECTORS

- Vacancies to fill this September: **President, Treasurer**, and up to 4 **Directors** at Large (50% per year).

- Anyone interested, please approach Lyle/Chris to discuss.

### THANK YOU TO THE MEMBERS

- To be President of an Association like the CLCA is not fun or glamorous in any way. But again, our members – while passionate and opinionated – have been, and continue to be, thoughtful and respectful. Thank you!

## 9- Q and A with the CLCA Board

### THANK YOU TO THE BOARD

Shout-out to the members of the Board for their work and support in these challenging times.

- Most have been very engaged. They participate in a respectful dialogue (even when we don't all agree). They cast votes on motions to ensure business can get done. They attend meetings (not just Board meetings) and step up where needed when needed.

- Extra special shout-out to: Kyle (media), Dan (survey), Rick (WTA and other negotiations), Mike

and Elvi (membership), and Gale (comms).

### QUESTIONS FOR THE BOARD

- NOTE 1: Please ensure your question is relevant to CLCA business (i.e., questions related to personal situations are not appropriate).

- NOTE 2: Questions for our guests from Parks Canada will be addressed separately.

To be accepted as information. No motion required.

- What is happening with the ugly fencing at 2<sup>nd</sup> street?
  - o Park wants to leave orange fencing up for 2 seasons. Plan is to take the green steel fence down shortly.
  - o Pushing for a prettier permanent fence to replace the orange fence.
- Long term townsite plan engagement: playground could use some enhancement/replacement plus horseshoe pits. Any conversation?
  - o Not yet. But they're asking for input (see Jim's talk).
- Commenting that pointing out that Superintendent's speech was 'obfuscation to nth degree' and didn't answer many of the questions that we sent. Can the board use 'reasonable judgment' and provide a rebuttal to her presentation.
  - o Note that board agrees this was a set of 'speaking points'. Note that we have collectively sent several (escalating) letters to the park, ultimately asking for a new superintendent. We are participating in 'Fairness for Clear Lake', and many of these rebuttals have been given.
- Is there a list of the questions that we sent to Superintendent?
  - o Yes, there is, we have the list. We can send it out.
  - o In Chris's opinion she did make an attempt to answer all of them.

- Shower building roof: it is in bad shape. Roof needs (very) urgent repair. Concern about kids using the roof as playground. Please stop your children from playing on this roof. It is a serious problem.
- Is there any thought to get rid of zebra mussels (to some degree)?
  - o Board is not completely sure, but we don't think so.
- Note that there is a fundraiser for Pediatric CancerCare Manitoba lemonade stand on July 6, 3<sup>rd</sup> street.
- Can we put out a reminder for kids with e-scooters to please be careful. These machines are fast and silent – worries about pedestrians and dogs. Please remind your children who have them.
  - o Agreed. Will put into our newsletter. Also please post on our facebook page (any member can do this).
- What are the rules around the boat parking lot?
  - o We don't know. Suggest we email Jim. ([jim.avram@pc.gc.ca](mailto:jim.avram@pc.gc.ca))
- Recycling plan?
  - o Nothing new. We do know they couldn't find an operator for the program years ago, but there is no update.
- Question about WestMan internet. Shaw internet also works (without digging). Do we need to do the digging.
  - o It's coming it is too late to change this.
  - o Highlight the lack of conversation with the park. Would have been nice to have consultation.
- Jamboree Hall: want to comment that the park did a great job re-doing the facility.
- Do we know where the bathroom will be near Jamboree hall?
  - o We hope they will consult us.
- What is timeline for fixing where they pulled the bathrooms out?
  - o Process is 'decommission', tear down (in the fall), they put gravel down so that it settles. After it settles, they will come back with dirt, topsoil, and trees.

## 11- Adjournment

Motion to Adjourn: Lyle.

Meeting adjourned. 11:42 am.

Motion passed.