**BRAMSHOTT PROPERTY OWNERS’ ASSOCIATION INC.**

**MINUTES OF ANNUAL MEETING**

**SATURDAY, SEPTEMBER 19, 2020 10 A.M AT THE BEACH**

**Board of Directors Present**:

Wally Capsticks, Dianne Purdy, Chris Knowles, Dillon Ferris, Veronica Weller, Joanne and Glen Morehouse and Ian Wright

Regrets: Tracy Bourassa, Nathan Wright, Gunter Weller and Ruthann Ferris

34 property owners were present (plus Board members)

Wally Capsticks, President welcomed everyone and introduced the Board members in attendance.

**Park (Block A) Survey Results**

Copies of survey results were distributed to everyone and are attached to these minutes.

Wally began by going over the survey results regarding the park at the top of Grayshott Drive. Only 18 property owners responded to the survey. Wally advised that we have limited funds but we will work toward enhancing the park for property owner use. We have already placed new signage at the road and entry. We will wait until Spring to bring in a bush-hog to clear some overgrowth on the property. We will be looking for volunteers to assist with other enhancements.

**Soil and Grading at Beach**

Wally advised members of the work that has taken place so far at the beach to fill the low areas of the park to create better drainage to make the property more usable. We are waiting for Cooper Construction to come in to do more leveling and finish with topsoil at a proposed cost of an additional $5000.00. They were scheduled to arrive in July, but for various reasons are now scheduled for October 3.

Kyle Purdy made a motion that the contractor should be cancelled. Seconded by Michael Firth. Michael has access to a backhoe/loader and he agreed to volunteer his time to grade and level the existing soil to create a swale for proper drainage and runoff. The cost would be roughly $500.00 for the use of the machine and fuel. Wally asked for a vote and 24 members voted in favor.

**Parking/Non Property Owners at Beach**

Wally advised that we have received complaints from property owners about previous owners still using our park even though they no longer live here. Others have complained about being unable to park their vehicles at the beach on a busy day.

The Directors have done some research for solar panel card readers at the gates to the park since we have no hydro there. Card access would be ideal when a property owner moves out of the area as their card could be deactivated. However, the solar system is not reliable and is quite costly. A parking pass was suggested, however, it then becomes a policing issue and trespassers would have to be confronted - not something property owners or Directors want to do while they are enjoying the beach on a sunny summer afternoon. There was no resolution to these problems.

**Buoy Markers for Swim Area**

The bottles on our current swim line are disintegrating and will not be usable next summer. Diane Fotopoulas-Wright made a short presentation on her research of costs and types of replacement buoy markers and rope at a cost of approximately $1500.00. Leslie Fortune made a motion that we should go ahead and purchase the suggested markers. Jeff Traplin seconded the motion.

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**Spending by** **Directors**

Jeff Traplin made a motion that BPOA Directors should not be allowed to spend more than 10% of the bank balance on any single project without approval from the general membership. Phil Flear seconded the motion. Wally called for a vote and the motion passed.

**Picnic Shelter**

A spreadsheet was distributed that outlined current quotes and projected costs. Dianne Purdy reported that we have not yet approached the township regarding their requirements as far as setbacks from the lake, type of footings, permits, etc. We will do more research over the winter and report back to the general membership at the annual meeting at the first of June. Based on preliminary projections this project may be cost prohibitive.

**Bosseini Development**

Joanne Morehouse and Diane Fotopoulos-Wright reported on their research about the wetlands in the 188 home, Bosseini Development proposed for the lake side of Turnbull Road. A walk-along meeting was scheduled with Mayor Mike Burkett, Councillor Ron Stevens and Deputy Mayor Jane Dunlop. The township representatives advised Diane and Joanne that the development will continue as approved by the Provincial Plan. However, they also stated that no development can take place on wetlands and that Block C, the narrow strip of land on the lake, near the end of Grayshott Drive, will not be developed as it is part of the wetland. The Bosseini Development website highlights that piece of property as the location for a club house and pool. Diane and Joanne will keep us informed of all changing developments on these wetlands.

**Lot Levy Increase**

Wally Capsticks raised the issue of increasing lot levies to $40.00 per year to allow for suggested upgrades at the ball park and beach. Wally explained that there is roughly $7000.00 (over several years) that we have not received because people refuse to pay their lot levy. Jeff Traplin volunteered to visit delinquent owners next summer to encourage them to pay. Leslie Fortune suggested that she would like to see a list posted at the beach naming the property owners and the amount they owe. Glen Morehouse stated that he has no issue with the rate increase, however stated that it is not fair for those who do pay to have to pay extra to compensate for those who refuse to pay. Wally was unable to ask for a motion and seconder to vote on this issue because people started talking among themselves and the meeting ended. This item will be readdressed at the next annual meeting.

Unfortunately, this meeting had some incidents of negative and disrespectful discussion. All property owners are reminded that the annual meeting should not become confrontational and everyone should be treated with respect.