

The Madawaska Club of Go Home Bay

AGM Minutes

Saturday 9th Aug, 2014
Main Dock, Go Home Bay

Meeting called to order.

Michael O: Introduced Pat Edwards and Peter Cooper

Pat Edwards: Running for Ward 2 Councillor. Working with issue of mapping. Pushing for mapping of full Township as he believes that mapping is critical. On planning side, continue to have issues with oversize cottages and open space. Wants to control government size, as it has ballooned. Issue of surveys has come up, Need rules, for accountability. Cottagers make up 87% of population, so our voice is important. 3 people running for mayor: Jim Walden – probably wont get a lot of votes. Larry Braid is running to protect his staff. Louise Rivett is from McTier; she will be in support of environmental concerns.

Peter Cooper: Running as District Councilor (Wards 2 and 4). Will represent you locally in Township also in Muskoka District. Has been on Bay since 2 weeks old and understands cottagers needs and concerns. Wants to make a difference to the Council.. Wants to straighten out our planning issues, more attention paid to detail. Anxious to ease relations between coastal and inland residents to get them to work together.

Michael Owen: welcomed John O'Hara (present) and his wife Bonnie as the Club's newest members.

(the following is the text from which Michael read)

I think as most of you know, my comments today are the last official duty I have as your President. Back in the spring newsletter I 'billed' this as a chance to provide a review of the board's strategic discussions on a number of topics. These have been ongoing discussions at the board, however important that I point out that no decisions are being made today. What I will be introducing is a proposal regarding land conservation which has come forward to the board by Barb Zimmerman, assisted by her team. I will touch on some of the other issues as well but want to underline that many of my comments are personal thoughts re future direction.

One of the key things the board has attempted to do is to improve communication and transparency of the Club's business with the membership. In the same vein as publishing board summaries, it

is my intent to create constructive dialogue and board feedback on how the members would like to shape the future of the community.

I want to start by thanking you for the chance to serve the community as President. Being on a volunteer board can be a thankless task, however at The Madawaska Club it has been a pleasure to serve with a board of that is extremely dedicated with so many diverse talents. You as members entrust your board with the sound management and direction of the Club's affairs and they do a fantastic job in reaching sound decisions that have furthered the goals of the Club. I want to thank all of my fellow board members for their personal support, friendship and dedication to community service.

As I reflect on my term as your president and the progress we have made I would have to conclude that we are in a pretty good place since the time I joined the board 6 years ago. It is great to see how successful our new diving board has been. The usage levels have been truly phenomenal and I want to give Bill and Dottie special recognition for a job well done in leading the project and getting great value for the Club! We have also continued to maintain our assets to keep the club in good shape. David Cape was instrumental in getting our beach fixed up in time for the start of programs and we will be getting these heritage buildings on the main dock professionally scraped, sanded and re-painted. Both projects were awarded on a multiple bidding process and both were awarded to Right Angle construction based on low bid.

As outlined in the spring newsletter, after all the excellent progress we have made as a club and with some major decisions to be made by the incoming board, I think it is a good time for the board to stop and reflect on the current situation and future direction.

The board spent quite a bit of time developing a strategic framework for the Madawaska Club several years ago and did not reach a firm consensus at the time. Roger was also instrumental in providing a financial strategic framework to the board this past winter and we will reference some of those points in both my comments and the treasurers' report. Given that we are in such good shape 115 years after our founding, some may feel that 'its not broken don't fix it' which is the beauty of democracy.

In starting any type of strategic review, its important to keep in mind what the 'Mission' is for the organization. Our club was founded in 1898 by a group of professors at the University of Toronto. The

idea for the club began with professors WJ Loudon and CHC Wright who's vision was to establish a summer home for families where they could enjoy freedom from 'railways and civilization' while developing a deep appreciation and respect for nature.

If I had to sum up what the modern day mission statement might be for the Madawaska Club I might state it as:

"To respect and maintain the natural environment and character of the Go Home Bay and to continue to build upon our sense of community through involvement and interaction of members in this natural landscape"

Recently, our community worked hard to develop a community plan with the objective of accommodating families while preserving the character of the landscape by providing sensible limits to the built form while keeping lots larger and promoting the feeling of as much open space as possible. This is a key feature that distinguishes Go Home from several of our overbuilt community neighbors. We still follow the principles of our founders because for generations these values have brought great happiness to all members of this community.

As we look to the future, the single biggest threat is the continued intensification of development and population growth in the southern Ontario/GTA area which is less than 2 hours from our Go Home bay oasis. All of us whom have had the enormous privilege of living in Go Home Bay know how important it was for our children growing up and at all stages of our lives to have the wild and free spaces we could visit and roam in whenever we wanted. These free spaces are diminishing in extent in Go Home and Georgian Bay which will continue in the face of this pressure without continued leadership by both individuals like Joan and Elizabeth MacCullum, communities like ours and organizations like the GBLT.

As one of my last key initiatives as your President, I am introducing for discussion a proposal that has been led by Barb Zimmerman to ensure that the Madawaska Club is on the forefront of protecting and conserving its lands from future development. It may surprise you to learn that the open spaces of our club are not protected in perpetuity as some might assume. The fact is that these lands are subject to management and control by the Board and Members of the day. It has been this way since the Club was founded 116 years ago and our predecessors have "kept the faith" as far as dealing with Club lands. However, there is a concern that with the whims of change, some community of the future could vote to

change the status of our lands within the official plan and open them for development. At this meeting we are tabling for discussion the proposal developed by Barb and her colleagues which should prevent this happening. We would like to hear your views on this matter in coming months and will periodically let you know where this initiative is heading.

I will leave it up to our speakers to present the details and the work that Barb Zim and they have done to arrive at the proposal. The key thing to point out is that the option being proposed does not change the ownership or control of our lands for and by the club. Also I need to reinforce that as per the by-laws of the Madawaska Club any decision made with respect to land use issues must be decided by a 2 thirds majority of sites in good standing. Accordingly the plan is to allow the membership as much time as is necessary to discuss and consider this conservation proposal with a vote to be taken on a specific plan at next summer's AGM or later date depending on the development of a strong consensus.

On the basis of some members input about our fees and the main dock expansion investment completed over the last several years, it makes a lot of sense for the incoming board and membership to think about where the club should go next. A possible benefit of the conservation proposal is the potential to reduce ongoing Club operating costs. Although there would be no reduction in property taxes under current law on Club lands solely by virtue of proceeding with the proposed easement, we have been advised that there is a good possibility of a change in law such that a property tax exemption could apply in the future to Club lands subject to the proposed easement.

As a separate matter, there is the question of what to do about Pig Island. We are presently paying over \$4,000 annually in property taxes here because the property is zoned residential and has an assessed MPAC value of over \$600,000. Since the decision was made in the 1980s to keep the zoning status of Pig Island for future residential development, the club has expended over \$80,000 in property taxes as a result of this status! The Club's annual property tax bill could be reduced dramatically if Pig Island were to be rezoned as community or open space, but the value of the property would decline proportionally. Making a decision to rezone Pig Island as part of the proposal the club will save a considerable amount on taxes even under current laws and, as with other Club properties, future changes in law could offer further reductions or elimination of property taxes if the property is also covered by the proposed easement. I don't think there is anyone here who would like to see

Pig Island ever developed as private site. However any decision to rezone and/or cover the property with an easement should be weighed carefully against the consequential loss of value of the property and the impact on the Club's overall financial condition.

In my opinion, the overall financial health of the club gives us a great deal of flexibility for us to continue to build the community and protect what is so special to all of us by continuing to pursue the Club's mission.

In 2009 the membership passed a proposal to dispose of remaining development sites through a member auction process. The disposition was to be complete by 2015 and it is the board's intention to complete this process. There are 2 sites remaining and it would be a good opportunity for any member interested in acquiring a site to informally approach the board about their intentions prior to a formal posting of the auction process in the next several months. These sites also carry a substantial annual tax bill so by completing the disposal process on time a significant further reduction of annual operating expenses is possible.

Finally, there are 2 important issues that the board is wrestling with that are significant in terms of overall impact. The 1st is the considerable current and future expense required to maintain a caretaker and the caretaker's residence that is required to be provided under the current contract. The caretaker's annual fee of \$18,000 is about 20% of our annual budget and in the last 2 years we have spent over \$30,000 in maintenance & repairs of that residence including \$9,000 for a new furnace and \$20,000 to remove the old dock and replace it with a new floating dock. This has represented most of the repair & maintenance expenses incurred by the Club in recent years. The current caretaker contract expires at the end of 2015 and between now and then Club must decide how to proceed. This is something David Cape is working on with Robert which has significant financial implications and must be carefully considered in terms of future direction. We are in good hands with David leading this, I don't think there is another individual as involved in their own personal cottage maintenance projects the way David is and he has established an excellent working relationship with Robert.

The 2nd pressing matter is the operation of the municipal garbage dump close to Madawaska lands and cottage sites of our members. Conceptually this arrangement is in place for the benefit of our community but many in our community consider it a curse rather than a blessing. While the dump does not directly impact our finances, it is operated at what is a very considerable cost to the

District of Muskoka. The board has decided that the dump is very inconsistent with our mission, likely the cause of some of our bear problem and that it should be closed by the District if a better alternative can be developed for a local garbage route and disposal of our community's garbage. Kelly Killoran has been nominated as our incoming Environment Portfolio member and will tackle this as a key priority.

So in summary, the opportunity exists to make a significant impact on the financial position of the club with the freeing up of substantial operating room for the club to pursue new initiatives, improve conservation measures and/or review fees. I think it is a great opportunity for individual members to make their views known to the incoming board and help shape the future of our very special community!

In closing, I want to thank you again for the opportunity to serve the community. As I have said on many occasions, community service is the single most important thing that any of us can do to keep Go Home the kind of place that we all enjoy and love so much. Having said that it is my pleasure to pass you on to Roger Ashton, who is handing the treasurer's role to Mike Stephens and will eventually retire this year. Roger's devotion to serving the club as Treasurer has been truly outstanding and incredibly valuable. He has always brought a fresh and financially sound approach to the affairs of the club and has been the leader on some of our most important initiatives ... Roger thank you for all you have achieved and for your personal support.

Applause

Treasurer's Report

Roger: Michael touched on several of my points so I'll try not to be too repetitive. I have decided to step down as Treasurer effective August 9th and have agreed to stay on the Board until a suitable candidate can be found as VP, and I will step down when that candidate is found. The 2013 calendar year financial statements were posted on the website some time ago. That package includes a photocopy of bank statements, as we don't have an auditor.

In total we have approximately \$200,000. 146 paid sites in 2013 resulting in a small net operating surplus of \$2700. Major expenses are the Caretaker's salary at \$18K, another \$17K in taxes, and more in repairs and maintenance. I expect that the Caretaker's residence will continue to cost money, but as it is a Club asset it is important that we maintain it. We had accumulated a reserve of \$11K

over the years, Total expenses were about \$28K, so we no longer have a repair and maintenance reserve.

On capital side, it was a quiet year. Reserve remained about \$166K, 2014. On track for about 145 paid sites. The operating budget, sent in the mailing in March, is about \$86K. That included about \$12K in repairs and maintenance. We did not anticipate the necessary repairs to the beach and path, and we haven't got all the bills yet, so the final cost is unclear. Main Dock buildings will be repaired this fall. As a result of these expenses, we anticipate an operating deficit, but we're unsure how much. For the new diving board, we spent about \$7K to replace the caretaker's steel dock, which now holds the board. The board, fulcrum and delivery costs were about \$8K. The rest is about \$2K for steel work and anchors – total about \$17K, offset by the generous donation from Jeff Butler's fundraiser.

Applause.

The diving board has been a huge success, and we're very grateful to Bill and Dottie for their work getting and installing it.

Applause.

With respect to the longer-term financial picture: I prepared a statement with my recommendations. In 2007 we had 157 paid sites; we may struggle to hit 145 this year. Haven't been running a big surplus or deficit. \$86K is what we spend each year to keep it ticking over. Large items on operating budget are the Caretaker's contract at \$18K and the maintenance costs of the Caretaker's house, which have been substantial. It is zoned residential, and the property tax is over \$3K. The current caretaker contract expires at the end of 2015. The new Board will be looking at various options, and will put them to you well before next year's AGM.

Also, about the conservation easement Michael referred to. There will be ample opportunity for community input. I am of the "if it ain't broke don't fix it" school. I, and I'm sure many others, will need convincing that a conservation easement is a good idea. I have spoken to the Board about tabling a contrary view to such an easement, which I will do over the next 6 months. A 2/3 majority vote will be required next year on what, if anything, to do. Pig Island – the reason that we pay over \$4K in property taxes is because it is zoned residential. Pig was the 6th site reserved. There is the possibility of a nice cottage on it. We could reduce our tax burden by having it re-zoned open space; that could reduce tax from \$4K to about \$500-600. I have felt that it was important to have a crown jewel in our back pocket, which is why we have kept it as a saleable property, should the Club suddenly face a drastic need for money. The conservation easement would change our tax burden as well.

Kirk: It seems like there has been a change to the statement period, it should be April to April. Why is it on a calendar year basis?

Roger: I decided to move to an April year-end. But, that proved problematic. Breaking the year in half was too difficult, so we reverted to a calendar year. It is true that the Not For Profit law requires that the Board provide statements to the membership within 180 days of the year, so technically we are violating that by 37 days. There are April financial statements available. They will be difficult to get a grasp on, but they are there. When we used to have our April AGM in Toronto, the Dec year-end meant that the timing of financial statements wasn't a problem. We decided to move it to August. We could move it back to June, so that the 180-day period would have satisfied, or we could return the AGM to April. That would have involved expenses. The other option was to breach the requirement. Decided to do the latter. Problem with having an AGM in June is that not many people are available. Contrary to what we expected, we might get a bit better attendance if we moved it back to April, in Toronto.

Kirk: It seems to me that there is a blatant disregard for our by-law. If you're going to change the calendar, you should change the by-law.

Roger: changing the by-law wouldn't do it. The Law requires that we post statements 180 days before end of financial year.

Ted Cape; what cash reserve in your opinion does this community need?

Roger: That's hard to say. We are a not for profit, not a charity, so we can't have too much, although it isn't specified. One guideline is that a reserve of roughly 1 year's operating year would be reasonable. When I took over in 2007, the reserve was at \$110K. In 2011 we sold a site to the Loughneys for about \$360K. We have spent a considerable portion of it on the new building, docks and the diving board. We have about \$150K now, which is not unduly high. When the other sites are sold, they will flow into capital reserves. If Rev Can ever questioned having \$350K – as we might have when we sell the next site - we can say we always have a capital plan. Should satisfy them.

Michael: Thank you Roger. Now we'll turn to the conservation of lands question.

Conservation of Lands

Open discussions within the community are needed so that the best outcome for Go Home is achieved. Looking back to even when this community was founded, conservation has always been key. The Club has over the years done a fantastic job. There are few cottage areas that have the sense of stewardship that Go Home has. This is reflected in the Go Home Community Plan, which sets out a progressive environmental vision. It states:

“The Go Home Bay area is a community that values the remote wilderness landscape comprised of windswept and undeveloped islands, exposed granite, very low density, very low intensity of cottage development, and a long history of stewardship in preserving and protecting this unique heritage landscape”

These values take precedence over development; the idea of stewardship and conservation is very strong. It is important for Go Home to maintain its community and stewardship values and develop a long-term, sustainable approach for the continued protection of our Club lands. We have a pretty good system of protecting our large tracts of land through our trail system and participation in the MNR’s Managed Forest Tax Incentive Programme, but as development pressures continue and property taxes increase, we need a long-term solution which does not rely on wavering government policies. There is no rush to make a decision; what we need is an open and comprehensive discussion within the community, looking at the various options for developing a long-term solution that ensures the continued stewardship and protection of our lands amidst growing pressures for change.

Don Fraser: I’d like to acknowledge the leadership of Barb Zim who can’t be here because she is in Brazil protecting the rainforest. She is very passionate about her subject. We have been taxed to come up with viable options that would result in the best conservation. Firstly, there was the idea of establishing our own land trust. It’s possible, but very difficult and impractical. We would have to be a registered charity, would need a complex set of rules, and there’s no guarantee that we would even qualify. Then we looked at option of outright donation. We don’t need to donate all of our lands, we can pick and choose. The GBLT is one option; they work well with us and share a similar view. The obvious drawback is that by doing that you are giving ownership away. There are tax savings, but we would lose control and stewardship. Finally, we considered the conservation easement. We would have to be a partnership with another organization, most likely the GBLT. An easement does not require the Club to relinquish ownership, but would be registered on title. The easement can be customized and tailored to satisfy the needs of the community, so long as they meet the needs of the partner organization. That’s our recommendation. My research shows that as far as potential for tax relief, an additional option might be to apply for a land trust. There are ecological criteria – habitat for endangered/threatened species, woodlands etc. This process is just beginning. We haven’t tabled a report yet, but will be doing that and will put it out on a variety of Go Home’s social media. On a personal note, I have never looked at undeveloped lands in terms of their market value; I don’t think the value of these lands can be calculated.

Michael O: One of my contributions was to suggest that Pig be included in their conservation issue

Brye Bonner: what happens in the future if we are in desperate need of money, can we get the lands back?

Don: not all sites are prime saleable sites. We could hold back one site – like Pig – just as a back pocket.

Heather Trusler: what about Cecil, Sunset?

David Trusler: the backland is not useful for cottages, if not. We don't want 100 Seadoos coming through though. What is the tax burden?

Roger: The total on all our lands is about \$17K

Duncan: is there any stewardship in the easement?

Don: under the program there is that stewardship opportunity. Our belief is that we can restrict the use of lands, such as not being opened up to the public.

Roger: how easy is it to reverse the easement? Basically it is irrevocable for the term of the easement. We would have to go to the GBLT and make the request. The whole MO of the GBLT is to preserve lands. Does the conservation easement open the lands to open use? Only we want to be able to use it. The GBLT has to have open access to their properties, have to have a measure of public access, which is why outright donation was rejected. We have 116 years of history behind us. Mostly, I don't believe in reaching out from the grave and dictating what future boards can and can't do. Will provide some reasons why I think this in my report.

David Trusler: we talk about the fact that we will be able to use it. Who is going to restrict the use? Have a 27 hole Frisbee golf – will that be restricted? More rattlesnakes there than anywhere.

Don: one of the advantages of a conservation easement is that we can dictate usage. This is simply about long term protection of land. Nothing should change it. As time goes by things become more and more fragile. Want to put some safeguards in place so that all future generations can enjoy. Trying to do something that ensures our children and grandchildren have the same Go Hoe we have had.

Andy Kilpatrick: what would happen if the Managed Forest was killed by government?

Don: the easement would protect the usage.

Andy: I'm looking for a number. We have to consider what will happen to our tax bill?

Roger: If Managed Forest does die, then conservation easement might be extremely helpful. It might go from \$4K or \$5K – *Roger? I missed this*

Don: the two are not mutually exclusive

Jim Trusler: when the MF program was reinstated, we were at a tax level of \$40K a year. Dropped our taxes to less than \$20K, started other initiatives. Still that potential liability if we lose MFP.

Activities Report – Dana Stewart

Dana: Yoga going around mid-july, a bit later than usual but was well attended. Emily got the library open and running on time and had lots of very helpful volunteers. Swimming lessons have not been well-attended so we will shut it down next year, but re-open it if there is need. Faith Wishart ran craft classes, which were great, and Cam Yandt successfully ran woodworking. Derek Wishart was successful in running the church services, and I believe has been co-erced into doing it again next year.

The sailing program continues to be a great success: this year 130 kids went through the program, and we employed 10 Go Home youth who have gone through the program and are all now qualified instructors. Sailors did incredibly well at the Regattas we attended and we will continue our racing program next year.

Municipal Affairs

Bill: I want to recognize Patsy Cross and Michael Williams and their team for the extraordinary amount of work they have done over the year. As Michael can't be here, Patsy will give you an update.

Patsy: We started working in 2012, looking at species at risk, and gross floor area. F.5.7 is Go home's. We have protected our community plan and continue to fight off people who want to cancel all community plans. We have a strong relationship with Township. The third version of the new Zoning by-law came out in July. There will be a meeting about it on August 16th. At every opportunity the Mad Club, via the Board, has reported on each by-law. I'm getting involved at this stage. Kirk has done a fantastic job with the maps. There are 100 maps total. Kirk has pulled all maps so that you can go look at your own property. MPAC provides "property fabric", it's a representation, not a survey. Road allowances are shown. Township doesn't believe in them [the property fabric] totally, so don't sweat it if it doesn't look exactly accurate. Recommend that you find out this information. Kirk will provide a link to all the work he has done. Still some issues there. Actively pursuing issues relating to zoning, but will get it all fixed. Don't know if it has an appeal process afterwards.

Judith Findlayson: I have a personal issue. It seems there isn't, or that we are losing, any private protection for personal property - a creep away from all the values that the Community Plan has enshrined. It's not just Club lands; our own properties and privacy have to be protected too. We came up this spring to find a huge disruption to our view, a dock and deck that had already been built. When we spoke to the new owners, we were told that if we wanted our view we should buy it. The Township says it's a question of measurements, but that's not the whole picture. It seems that we have to alert new people of our values and encourage them to consider them very carefully before building. We should have been consulted before the building happened. We have one of the original cottages in the Bay, and now it is damaged. We need to have an official approach to potential buyers so that they understand our values and that we are serious about our Community Plan.

Michael O wonder if there is some way to address both sides

GBA Update

Sue Grundy: The GBA is an umbrella organization of a bunch of associations. The water levels coming up has given us some time to try to address this very pressing problem. Bob Duncanson and I had a meeting with Tony Clement, where we asked him what his government would respond to IJC's report recommending that the government take action of the St Clair water levels. First answer is that it was John Baird's department. Tony has been very helpful on water level issues. We need to stay in touch with our MP's. There's a study that the Mowat Centre has done on effects of water levels on the economy. It's on the GBA website as well as reports on that report. In summary, the economic effect of low water levels is huge, could be as much as \$18 billion. This is a really important message for the government. GBA contributed to it financially. GBF helped. Follow-up steps that will be taken, hoping to get the gvernemnt to pay attention.

There are problems with cruisers in Cognashene particularly; they are anchoring in ways that affect the cottagers' use and enjoyment. There is a pamphlet explaining how to behave. We need to be respectful of them too.

You might have seen phragmites signs and the campaign against them – this is a new initial spearheaded by Colin Dobell. phragmites is a kind of reed, which can grow 15 tall and chokes out other life. Colin's organization has developed an app to identify where phragmites are on your property and who to contact. The native plant is fine, but not the invasive species. Haven't heard of any in Go Home, but, alarmingly, someone in Midland has a stand of it because they think it's pretty. Go to stoptheinvasion.ca to get more information.

Ian Wishart: I wonder if he have a breeding pair of canoes. We came up to discover that our canoe had bred another one. It's a Green Coleman. If anyone has a runaway, come over to look at it.

Kelly Killoran: That's mine!

Heather Trusler: I have something that has concerned me for some time. I proposed that a post be put on the dock to enable people to get out of boats – the following year it wasn't done. When it was put in it was put on the end where you can't use it. And it was supposed to be designated drop-off only dock, and yet there are boats parked at it all the time. I asked Ben Boriss to paint it "drop-off only" but it wasn't done. David Cape has not done it yet either.

Bill: Consider it done. I promise. *(for the record, it has been done)*

I'd like to ask for a hand for the Board members for the work they have done over the past year. I'd like particularly to thank Michael Owen for his work over the past 3 years as president. Roger as Treasurer has done a spectacular job, put up with complaints and managed us through the corporate change. We'd like to give you these paddles as thanks for your service.

Michael: That's great, thank you.

Roger: I haven't got out in my canoe as much as I'd like; this will really help. Thanks so much.

Bill: I also want to say that the zoning by-law watchdogs have done a great job. Zoning by-laws and the OP - it is the Township's job to enforce them; our job is to report any infractions. Our job is not enforcement.

Ian MacDonald: I get nervous about their willingness or ability to do it. I suggest that we can get together to discuss things, such as deck allowances.

Patsy: Existing by-law allows you to cover 5% of your property with deck, which can amount to a very big deck on a largish property. Limits were put on it. But you have a good point. There are limitations on decks on different heights.

Ian: in design, sometimes people do things without realizing it. Thinks that these regulations are less than useless. The deck amounts allowed at certain heights have the potential to be enormously visible, particularly as over 2' you have to have 3' railings – making the visual impact even greater – 5'. Imagine how that will contribute to visual clutter. That doesn't seem to be imagined by this bylaw. I think it should be altered.

Michael: Thank you Ian, for bringing this up.

Matt Hughson: I want to say a few words. I have been coming every year since I was born, and am deeply attached to Go Home. First, I want to say thanks for the fabulous diving board; so many people used it all summer and the Regatta diving turnout was the best it's ever been. Now I'd like to say a few words on my age group's attitude toward Go Home. We want everyone to be respectful of our lands, and the history behind them. We want to be able to give our kids the same Go Home we had growing up. Maybe the water levels will drop, but it's Go Home. I want to ask everyone to respect it. Enjoy it. And make sure it never changes.

applause

Susie Wilson: In the spirit of openness, can I suggest that the Board send out a FB notice when the minutes are published?

Dottie: Yes; I'm sure we can do that. Just to be clear – summaries are posted, not the actual minutes, except for the AGM meeting, as this is a public meeting.

Duncan MacGregor: There is a remarkable photographic history here. Would like everyone to be able see the pictures. Kirk and I have scanning gear up here if you want to scan in any interesting photos you might have or find. Get in touch with Kirk or me if so.

Election of Board of Directors

Michael: Ok, time to vote on next year's Board of Directors. Dottie, do you have the list?

Dottie: the list as published with notice of the meeting is: Bill Lougheed, Mike Stephens, Dottie Graham, Dana Stewart, Doug McKenzie, Michael Williams, David Cape, Kelly Killoran, Andre Proctor and Roger Ashton

Geoff Greene: I want to propose Adam Scott to the Board

Roger: I think this would be an inappropriate time to propose somebody

Geoff: What's wrong with it?

Dottie: We have a slate of 10 proposed, and notice of that slate was sent with notice of the meeting as required. In order to increase or decrease the number of Directors we need a Special Motion, and for a Special Motion we need to give 10 days notice. That's why Mike Stephens was proposed at the AGM last year, to make up the number to 10.

John Stephens: Anyone can be proposed from the floor.

Dottie: But, for the reasons I gave before, we can't elect 11 members.

Kirk: So have a ballot with the names for people to choose from

Dottie: The Mad Club has always been elected as a slate

John: No You're wrong. It hasn't always been and It doesn't have to be.

Dottie: Perhaps I may clarify: in my time as Secretary and in all the years I have attended AGMs, the Board has always been elected as a slate, presumably for the reason of preventing neighbours being forced to choose between neighbours

Ted Cape: Ever since I have been involved, since the early 90's, we have always elected as a slate, and so far as I know it's always been done this way.

John: That's not right

Dottie: I am also concerned about the validity of proxies, both those delivered and those that might have been had people known there would be anyone different from the names given with the notice.

Bill: I agree – those proxies would be nullified. It's not fair

Kirk: That's not true. There's no problem with the nomination from the floor

Things got a little testy here, with several raised voices. As I (Dottie) was at the receiving end of a fair bit of heated conversation, and trying to respond, I cannot recall with exactitude what was said by whom for this part of the meeting

David T: This is wasting our time and it's nullifying the process we all know. Vote on the slate as proposed.

Bill: I agree.

Geoff: The Board got to stand up there and spend a huge amount of time repeating themselves so we can talk now. We have that right.

Bill: We are concerned about invalidating the proxies by allowing it.

Mike Stephens: No. It's illegal not to allow a nomination from the floor

Dottie: This is a community association, not a corporate Board room.

More disagreement and heated conversation

Ted: Let's have a straw poll: how many people here want to proceed with voting on the slate as proposed?

A show of hands showed a clear majority for proceeding with the vote

Dottie: We will conduct the vote by poll

Motion: That Bill Lougheed, Mike Stephens, Dottie Graham, Dana Stewart, Doug McKenzie, Michael Williams, David Cape, Kelly Killoran, Andre Proctor and Roger Ashton be elected to the Board of the Madawaska Club of Go Home Bay

In favour – 46 (no proxies)

Against – 13 (including 4 proxies)

Thank you. We have our Board of Directors for 2014-15.

Donna Douglas: There are several items for sale at the library, please come in if you are interested. *Each item was shown as Donna gave a description*

Michael: Is there any other business?

No

Meeting Adjourned