

**Minutes Approved as Corrected at the  
Budget & General Membership Meeting October 12, 2024**

**MINUTES OF THE ANNUAL MEETING  
HELD AT PINE LAKE CAMPGROUND – REC HALL  
ON SUNDAY July 14, 2024 – 10:00 A.M.**

**Present:** Nancy McNaughton (President), Steve Huff, Howard Hoggarth, Sheila Newbigging, Dave Jewitt, Serf Koebel, Doug Carson, Brenda Wilson, Dave Schieckoff, Marilyn FitzGerald (filling in as Recording Secretary)

<b>Roll Call:</b>	Present: A-14; B- 11, C-16, E-15, F-13, P-15, S-20, T-21	Total – 125
	Proxy: A -0; B -1; C -0, E-0, F-4, P-0, S –2, T –0	Total - 7
	Absentee: A -18, B-9, C-13, E-9, F-6, P-3, S-6, T-5	Total - 69
	Total Roll Call	Total - 201

**1. Meeting was called to order** @ 10:02 a.m. by President Nancy McNaughton.

**2. A moment of silence** was held for those who passed since last meeting.

**3. President's Opening Remarks:**

I would like to welcome everyone to the Annual General Meeting. Thanks to all of you for taking time out of your weekend to attend.

I would like to again recognize all the volunteers that help make this Park the lovely place it is:

Gardening Ladies – they have all been out there planting, weeding and painting to keep the Park looking its best.

Maintenance – All the volunteers that work behind the scenes with the maintenance staff to keep equipment running, grass cut, garbage picked up.

Glenna Cooper and scrutineers – that are here for every meeting to check members in and count ballots.

Bev Mathers and her committee for all the work on the mediation process that you will be voting on today.

Rec Committee – for all the terrific events they put on with the support of their volunteers and the members. A special thanks for the great job done on the weeds of the lake and the ball diamond. Both look amazing.

Golf Club – and all their volunteers that keep the greens looking good and the grass cut even through the difficult times this year.

Employees – for being ready rain or shine to keep the Park running and helping members when needed in an emergency.

The new dock is nearly completed. It was brought to the board's attention that the benches are to be included in the dock repair so there will be some repair and sprucing up done to the benches. Not sure when as we do not want to interfere with the enjoyment of the dock during the summer.

We have received the Emergency Preparedness Plan and the fridge magnets. There is a table at the back where you can pick up your copy. At the same time can you please sign up for the Text Blast System if you have not already done so.

We have had applications for the new Sales Team and will inform the members once the qualifying members are chosen.

It was mentioned at the May meeting of the possibility of Pine Lake becoming a mobile home park. I would like to clarify that this involves more than just changing the classification. To be a mobile home park, the following bylaws have to be in place as per Central Huron

- All the units in our Park are Travel Trailers # CSAZ240RV and Park Models # CAN/CSA-Z241 and QA1 Series.
- Mobile Homes are # CAN/CSA-Z240.

- All the units in our Park at the present time would have to be changed to a mobile home. At the present time none of our units are mobile homes.
- We would have to put in place 1 visitors parking space for every 4 units – that would be 109 parking spaces.
- We would have to install a storm drainage system.
- We would have to make all our roads 19 feet wide as any two-way road in a mobile home park has to satisfy this bylaw and as well all the roads in the Park would have to be paved.

The above are Central Huron bylaws that have to be put in place to qualify for mobile home park status. There is a lot more involved than just calling us a mobile home park. I have run this past our legal council and he agrees that all these bylaws have to be in place for establishing a mobile home park in Central Huron. Our lawyer states our dues would be at least \$1000 per month.

### **Sewers**

Estimate from Engineer:

Sewer treatment plant - \$2,000,000

Sewer bed for whole Park - \$2,500,000

We do not have that kind of money. Richard, Serf and myself are going to get in touch with the Engineer and try to split up replacing the sewer bed and the cost (e.g. do beds 1 and 2 now that are the worst and work on 3 and 4 as needed). Hopefully this reduces the cost. When we get the final estimates, there will be a handout for the members. A special meeting will be called with 30 days notice so all members have a chance to discuss what we are going to do.

**Nancy asked our Park Manager Richard Penhale** to provide some information regarding the sewer situation in our Park.

The Engineer did not quite follow what we asked him to do. We were hoping to do this in stages not in one huge cost. We have done several things in the last 6 years to improve the sewer system. The septic bed issue came to us about 3 years earlier. We have replaced the vertical T's, baffles, we unfortunately had a couple of bad choices several years ago whereby a septic tank was placed on a lot and a trailer was allowed to be placed on top of it. We have made some corrections there. "C" Park was made into a septic bed many years ago and this has been corrected by adding new pipe (376') on Ash Street and taking it back to bed #4. One of the pump chambers was buried in the road right in front of the over night campground and this has now been remedied. Improvements have been made over the last few years. We now have a system in place whereby one of the maintenance staff checks the sewage stations on a bi-weekly basis to ensure they are ready to go. The island is not engineered correctly and septic solids have been going up into beds #1 & #2. We are asking the Engineers to come up with a few stages so that we can resolve these issues. This will be a more sensible and feasible cost for us. We will certainly get back to you with more information. Maintenance does not always talk about what they have been working on here, so we wanted to let you know of the improvements that have been made. In the last 6 years we have worked diligently on the sewers and we are working in the right direction. Thank you.

### **Landlord Tennant Board**

I would like to update the members regarding the Landlord Tennant Board filing by a member. We have a date of November 18, 2024 for the hearing. The Park lawyer and I will be attending the virtual hearing. I have had a meeting with the Park lawyer and he has the documents he asked for. I will supply any other documents that he requires.

### **Fireworks**

It was very disappointing for everyone when the fireworks had to be cancelled on the July long weekend. Needless to say, we were not the only ones who had to cancel due to Mother Nature. Deb Jackson has been looking after the fireworks and getting the permission for us to have our fireworks on the August long weekend. If not, the fireworks are stored properly a can be used next year. She has contacted the fire chief but Central Huron Fire Chief does not issue permits. He referred her to the Bylaw Officer. As soon as I hear the result, I will get it out to the members.

I would like to remind the members that Pine Lake Meetings still abide by Roberts Rules. Everyone that wishes to say something will get their chance. You will have 2 minutes to speak. You must come to the mic so that everyone in the room can hear what you are saying – please no shouting out from the audience. I would like to remind the members that any changes to the Park like the Notice of Motions we are voting on must have 2/3 of the vote to pass.

**4. New members were welcomed** to our Park by Marilyn FitzGerald, filing in as Recording Secretary.

Christine Demers	E43
Robert & Lori-Ann Grimson	T33
Lucille Hilton & Tracey Mastrandrea	S12

**5. Introduction of the Board**

A Section – Treasurer, Steve Huff	A20
B Section – Compound Coordinator, Howard Hoggarth	B49
C Section – Sheila Newbigging	C37
E Section – Dave Jewitt	E27
F Section - Vice President, Serf Koebel,	F43
P Section - Doug Carson, Committee Liason Officer	P33
S Section – Corporate Secretary, Brenda Wilson	S51
T Section – Dave Schieckoff	T53
Filing in as Recording Secretary – Marilyn FitzGerald	S44

**6. Adoption of Minutes:**

**Motion:** To approve the minutes for General Membership Meeting held on May 19, 2024 (44-05-b).  
 Motioned by: Al Cooper A18; Seconded by Carol Davies E21 All in favour **Motion CARRIED**

**7. Ron Burt, Accountant from Takalo & Burt** reviewed our December 31, 2023 Audited Statements for Pine Lake Campground. Ron reports to the members and provided a clean, audited opinion. He stated our books are well maintained and are in good shape. He has no concerns with internal controls in our Park. Discussion ensued regarding some areas in our financial statements.

Some discussion ensued with the members.

**8. Motion:** To adopt the December 31, 2023 Financial Statements of Pine Lake Campground of Ontario as presented by Ron Burt, Accountant of Takalo & Burt.  
 Motioned by: Carol Davies E21; Seconded by: Bev Mathers B15  
 All in favour 3 Opposed **Motion CARRIED**

**9. Motion:** That Ron Burt, Accountant from Takalo & Burt continue as our Auditor for 2024.  
 Motioned by: Rick Drummond F26; Seconded by: Carol Davies E21 All in favour **Motion CARRIED**

**10. Treasurer’s Report** – Presented by Steve Huff, Treasurer

**June 2024**

Bank Balance as of June 30, 2024	\$386,057.60
Postdated cheques to July 31, 2024	\$ 9,452.15
Visa/Mastercard payments to July 31, 2024	\$ 7,483.57
Estimated expenses as of June 30, 2024	\$186,692.70
Total balance, less expenses	\$216,300.62

Money Market Balance	\$ 10,157.66
(Includes monthly Interest earned of \$40.28)	\$ 774.71
Total Money Market	\$ 10,932.37
GIC	\$967,369.89
Interest accrued since last payment	\$ 30,877.87
GIC	\$300,000.00
Total Interest paid	\$ 1,140.00
Total GIC	\$1,299,387.76

**Motion:** To approve the Treasurer’s Report for June 2024.

Motioned by: Don Bell T42; Seconded by: Donna Oliver A18 All in favour **Motion CARRIED**

**11. Committee Reports**

**Rec Committee – Presented by Al Burnett, President**

Thank you to all the people that volunteer for us! We can’t do anything without you, and we thank you very much. The Rec has assisted with the clean up of the lake, the ball diamond, soccer nets and we purchased sports items for the kids and they are now at the store. We are continually spending your money to make things better in the Park. The Rec Committee would like to thank you very much!

**Pine Rock Golf Course – Presented by Al Burnett, Golf Director**

Thank you to all the cutters and to Mike Wybo for his mechanical assistance and everyone that helped out when the golf course was closed. We are completely operational now. I just want to remind everyone that there is a golf tournament coming up on August 3, 2024, registration is in the store and another tournament on September 14, 2024. Let’s have fun in this Park!

**12. Notice of Motion Voting for 2024.**

The results are as follows on the 7 Notice of Motions:

**NOTICE OF MOTION # 1**

Article 21 – Dispute Resolution

Motioned by: Bev Mathers B15; Seconded by: Unintelligible Name

For – 151

Against – 30

Total Votes – 181

Number needed to pass -121

Notice of Motion: **PASSED**

**NOTICE OF MOTION # 2**

Article 5 – Board of Directors

Directors shall give 24-hour notice to Members by phone, email or text prior to stepping on a Member’s campsite, unless in an emergency

Motioned by: Chris Murdock F14; Seconded by: Unintelligible Name

For – 52

Against – 123

Total Votes – 175

Number needed to pass - 117

Notice of Motion: **DEFEATED**

**NOTICE OF MOTION # 3**

Article 2 – Definitions

#19 – Membership Not in Good Standing

#20 – Membership Declared Not in Good Standing

Article 16 – Removal of Member

Proposed Amendment – Add within all 3 sections above, “All fines are excluded if and while legal services are involved.”

Motioned by: Chris Murdock F14; Seconded by: Unintelligible Name

For – 60

Against – 114

Total Votes – 174

Number needed to pass - 116

Notice of Motion: **DEFEATED**

**NOTICE OF MOTION # 4**

Schedule “A” – Rules & Regulations

Use and Occupancy – Page 22, parts, d) and e)

Proposed Amended Clauses:

d. Only one recreational unit, with or without add-a-room, per campsite, is to be connected to Pine Lake’s facilities.

e) In addition to the one Recreational unit mentioned above, either two tents or one of the following are allowed on a Member’s campsite for a maximum of seven (7) straight days while the Member is present: motor home, trailer, “pop-up” camper, R/V conversion van, boat or any other unit. There must be a minimum of seven (7) days between each occurrence of one of said additional units on the campsite.

Motioned by: Mary Farrow A37; Seconded by: Unintelligible Name

For – 119

Against – 53

Total Votes – 172

Number needed to pass - 115

Notice of Motion: **PASSED**

**NOTICE OF MOTION # 5**

Schedule “A” – Rules & Regulations

Section 18.1 – Permits, Page 28, Part g)

Proposed Amended Clause:

Temporary permits may be issued for portable gazebos, portable summer screened rooms or any similar portable structure from May 1<sup>st</sup> to October 15<sup>th</sup> or clear plastic winter enclosures under a permanent roof, from October 1<sup>st</sup> to April 30<sup>th</sup>. The winter enclosure may be extended slightly to cover a remaining part of a deck, ramp or stairs for safety reasons with a permission permit that must be signed by two directors.

Motioned by: Mike Wybo A41; Seconded by: Unintelligible Name

For – 157

Against – 13

Total Votes – 170

Number needed to pass - 113

Notice of Motion: **PASSED**

**NOTICE OF MOTION # 6**

Schedule "A" – Rules & Regulations

Section 3 – Trees, Page 23, Part e)

Remove current part e and replace with:

A tree cutting permit may be granted if a tree is diseased or is causing a safety concern or access problem.

Management has the authority to deem and mark which trees are hazardous or diseased and will be removed at the Park's expense. Members will be notified in writing which tree will be cut and removed.

The cost of the tree removal will be compensated by an additional \$100.00 per site per year special fee, separate from their membership fees and special sewer fee.

Motioned by: Brenda Wilson S51; Seconded by: Unintelligible Name

For – 66

Against – 100

Total Votes – 166

Number needed to pass - 111

Notice of Motion: **DEFEATED**

**NOTICE OF MOTION # 7**

Qualifications # 7

Section F Vacancies on the Board of Directors # 4

Proposed Amended Clause – 5-A-7 Replace #7 with: If the Member is a Section Director, the Director must not have a campsite in the section that they are Director of.

5-F-4 Replace # 4 with: If no qualified person volunteers to fill the vacancy, and there is no person who does not have a campsite in the affected Section who is willing to be appointed to fill the vacancy, the remaining Directors may appoint a Member who meets all of the qualifications set out in Article 5-A, with the exception of Article 5-A-7. In other words, the person appointed **may** have a campsite in the Section for which she or he is representing.

Motioned by: Pauline Hart C23; Seconded by: Unintelligible Name

For – 25

Against – 142

Total Votes – 167

Number needed to pass - 111

Notice of Motion: **DEFEATED**

**Motion:** To destroy the ballots.

Motioned by: Sandy Rush T18; Seconded by: Doris Hawkins A31 All in favour

**Motion CARRIED**

**13. New Business**

**F14** – In the board meeting minutes dated March 9, 2024 it stated "that the President mentioned that it could be advantageous to the Park for the board to hire a paid General Manager, this was just food for thought". Could the board please explain this further and would the membership have a say on that?

President, Nancy McNaughton advised that this is a horrendous job, not much pay and not many people want to do it. The members would have to vote on the issue before it was implemented.

**Rick Drummond**, our former President who made the statement advised that our Park has evolved and we are not a small little campground. Whether people are here much of the year or a little amount of the year. With that comes situations that are more complex; issues are also more complex and there are legal issues. We are asking people to volunteer for this job. Over the last 2 ½ years he spent countless hours working on things for the Park. Whether it was writing or researching. When asked to take on that role you might want to think about it. He was concerned about what was on the horizon about the landlord situation for the Park. For these reasons, maybe it was time to have a full time Park Manager, Office Manager and General Manager and work this into the budget. They could still have a President who works with the board but the General Manager would oversee the day-to-

day operation of the Park. Rick then welcomed the new board members and it is their duty to represent members of the Park. In the Emergency Plan, Rick's number is one page...don't phone him in an emergency, you need to call the existing President.

**T44** – He wished “best of luck” to the new board and asked that we show appreciation to Rick Drummond for his 2 ½ years of hard work. He would not like to see a paid position of a General Manager. He also felt that certain groups and individuals should quit trying to pick the Park apart. It has run well for 40 years, as long as we have the right people in the right positions.

**S35** – We have been a member of the Park for over 35 years. We have a special place here. We have seen a lot go on in 35 years but what has been happening here lately, under the cover of darkness, to place leaflets on other members vehicles and to all the “anonymous” posts on the website. They are attacking people and attacking situations and not putting their name on it. You have the right to your opinion, please but your name on it. Would you want to be the person who is being criticized or attacked and not know the name of the person who is attacking you? Would it not be better to go to that person and have a discussion with them. Anonymously you can say whatever you want. Have the b\*\*\* to put your name on it. You could not pay me enough to be a board member. If you don't like the way the Park is run, then go some where else.

**15. MOTION:** To adjourn the meeting at 12:47 p.m.

Motioned: by: Lorrie Osborne B50; Seconded by: Dale Whitelaw T44 All in favour **Motion CARRIED**

**Next Meeting is the Budget & General Meeting on October 12, 2024**

Minutes Recorded by: Marilyn FitzGerald