

AGENDA

1. Welcome
2. Adoption of the agenda and reminder of meeting proceedings
3. Adoption of the minutes of the June 26, 2016 general assembly and the February 18, 2017 special general assembly
4. Finances
 - 4.1 Statement of revenues and expenditures 2016-2017
 - 4.2 Projected budget for 2017-2018
 - 4.3 Annual dues
 - 4.4 Question period
5. Dams 5112-5113
 - 5.1 Municipal loan by-law no 823 project
 - 5.2 Current condition of the dam
 - 5.3 Filing of the three studies required by the CEHQ
 - a) Evaluation of dam safety (engineer)
 - b) Presentation of corrective measures + implementation of works (association)
 - c) Retained water management plan (engineer)
 - d) Emergency measures plan (engineer)
 - 5.4 Works on dams 5112-5113
 - 5.5 Question period
6. Environment
 - 6.1 Swimming water analysis
 - 6.2 Environmental assessment of the lac des Pins
 - a) – Characterisation of aquatic fauna and flora
7. Chemical toilet
8. Association website
9. Miscellaneous
 - 9.1 Fireworks
 - 9.2 Review of the rules and regulations – AGA 2018
10. Elections
11. Next annual assembly
12. Adjournment

Attendees (see attached list)

With the consent of all members, Francine Gagnon presided the meeting and Lise Bujold acted as secretary. Christina Costy translated to English as required.

1. Welcome

Francine Gagnon, President, welcomed attendees and noted the quorum. A minute of silence was observed for the passing of Mr. Michel Ménard. She also introduced new residents to Alpine Estates : Annie Poirier at 1179 Indian, Michèle Miville at 413 Pioneer, Johanne Ferron at 315 Pioneer and Josianne Morais at 168 Wildwood.

2. Adoption of the agenda

After the addition of item 3 – Adoption of the minutes of the June 26, 2016 general assembly and the February 18, 2017 special general assembly as well as Fireworks in item 9 – Miscellaneous, Francine Gagnon moved to adopt the modified agenda. Motion seconded by Christina Costy, unanimously carried.

3. Adoption of the minutes of the June 26, 2016 general assembly and the February 18, 2017 special general assembly as drawn up

Francine Gagnon moved to adopt the minutes of the June 26, 2016 general assembly as drawn up and read. Motion seconded by René Lavoie; unanimously carried.

Lise Bujold moved to adopt the minutes of the February 18, 2017 special general assembly as drawn up and read. Motion seconded by Régent Villeneuve; unanimously carried.

4. Finances

4.1 Statement of revenues and expenditures 2016-2017 – René Lavoie presented the Statement of revenues and expenditures at March 31, 2017 then opened the floor to questions. Christina Costy moved to adopt the statement of revenues and expenditures at March 31, 2017. Motion seconded by Lise Bujold; unanimously carried.

4.2 Projected budget for 2017-2018 – René Lavoie presented the projected budget for 2017-2018. He moved to adopt the projected 2017-2018 budget. Motion seconded by Lise Bujold; unanimously carried.

4.3 Annual dues – With projected revenues of \$6,000, this budget remains pertinent to cover the association's running costs.

4.4 Question period – René Lavoie noted that the \$175 under electricity represents the base amount to hook up the beach shelter and that the \$2,400 for insurance represents two years of coverage, which allows for a decrease in the global cost.

5. Dams 5112-5113

5.1 Municipal loan by-law no 823 project – After waiting several months (since last February), and attending the monthly meetings of the Municipality of St-Adolphe d'Howard, a loan by-law was finally adopted. This loan by-law (no. 823) allows the city council to award financial aid to the Alpine Estates Owners Association so dams 5112 and 5113 can be upgraded to current norms. The maximum level of this financial aid is \$414,485 (the highest estimated costs for the completion of the project). The committee tasked with addressing the issue worked hard and did great work, and is currently working on a memorandum of understanding between our association and the municipality. It remains to be seen whether we will obtain Ministry of Municipal Affairs approval on the basis of environmental protection. As a reminder, according to the notice received last February, we have nine months to comply. Hopefully financing will be received shortly as the Ministry is not affected by our financing issues. However, 85% of the work is completed and the association has proven itself to be focussed, dynamic and structured and has always kept a close relationship with the Centre Hydrique.

5.2 Current state of the dam – Our dam has been judged to be in poor condition by the Centre d'expertise Hydrique and we have been and will continue to follow their recommendations.

5.3 Filing of the three studies required by the CEHQ

- a) Dam safety evaluation is undertaken by our engineer
- b) Presentation of corrective measures and implementation of works are forwarded by the association
- c) Retained water management plan, determining the consequences of a dam rupture is established by the engineer
- d) The emergency measures plan established by the engineer should be received for September 2017.

5.4 Works on dams 5112-5113 – These works will follow the evaluation of dam security and the recommendations of the engineer who should submit a few possible scenarios. Dam 5112 will have to be monitored over the summer in order to keep the water level at 65cm from the edge of the cement wall.

5.5 Question period – Who is our engineer? Mr. Miroslav Chum is a certified professional a trusted senior engineer whose main preoccupation is to see that the money will be used for necessary work on the dam. His hourly rate is \$90.

6. Environment

6.1 Swimming water analysis – The analysis will be done during the 2nd week of July as planned.

6.2 Environmental assessment of Lac des Pins – Characterisation of aquatic fauna and flora – A brief assessment was produced for the Alpine Estates Owner's Association last April. The assessment was undertaken



by Mr. Mathieu Madison, environmental biologist with *Gestion Environnement MM des Mille-Isles*. The report cost \$700 and will be very useful for our loan project with the municipality. The document will be posted on our website.

7. Chemical Toilet – The toilet will be installed on June 24

8. Website – Updates to the association website are carried out by René Lavoie, who took over from Grace Bubeck.

9. Miscellaneous

9.1 Fireworks – At the request of a few members, it was decided that fireworks could be set off on the beach on holidays like St-Jean or Canada day on the conditions that it be done securely and that the detritus be cleaned up.

9.2 Revision of rules and regulations – Members should receive information on the revision of a few items of the rules and regulations via the annual letter, the convocation to the next general assembly and the association website.

9.3 Annual dues – Following a short discussion, the members agreed to increase the annual dues by \$10 and to do so every two years. Dues for a lot with a house will be \$100 and those for a lot only will be \$50. Moved by Francine Gagnon, seconded by René Lavoie, unanimously carried.

10. Elections – Christina Costy moved that Andrew Myron be added as director until the end of the current Board's mandate. Motion seconded by Lise Bujold, unanimously carried. Mr. Myron offered to organize the summer corn roast. He will consult with the board regarding preparation of the event (budget, access, etc.)

11. Next annual assembly – Francine Gagnon moved that the next annual assembly be held June 9, 2018 at 10:30 am. Motion seconded by René Lavoie, unanimously carried.

12. Adjournment – Lise Bujold moved to adjourn at 12:15. Seconded by René Lavoie, unanimously carried.

President

Secretary