



Domaine Alpine Homeowners Association.
Minutes of the Annual General Assembly – Saturday September 5, 2020 – 10:00 am

1. Adoption of the agenda
2. Approval of the minutes of June 8, 2019 general assembly
3. Lac des Pins dam file
 - 3.1 The transfer of the two dams to the municipality of Saint-Adolphe-d'Howard was completed on June 15, 2020.
 - 3.2 A borrowing by-law was adopted on June 19, 2020 to cover the costs of upgrading and repairing the two dams and is awaiting approval from the Ministry of Municipal Affairs and Housing.
 - 3.3 No timeline is currently established.
4. Lake water quality analysis and environmental follow-up with the RSVL
5. 2020 works
6. Financial statements 2019-2020
7. Projected budget 2020-2021
8. Review of Association bylaws
9. Miscellaneous
10. Election of the Board of Directors
11. Adjournment

Attendees: Jacques Allard, Gina Angrignon, Caren Antrakidis et Andrew Myron , Joyce et Seymor Bellman, Sylvain Bergeron, Martin Bougie, Lise Bujold, Brigitte Cambon de Lavalette, Susan Corbett, Cristina Costy, Béatrice Desjardins, Sonya Dimitsova et Zlati Slavova, Thérèse Di Palma, Élisabeth Docherty et Jan-Philippe Lavoie, Robin Fishbien, Nicole Fortin et Gilles Rousseau, Shelley Freeman, Francine Gagnon , Jared Gurman, Barrie Haughton, Michel Lamarche et Sylvie Cordeau, Denis Langlois, Martin Lavoie, René Lavoie, Hélène Pelletier, Lilyan Rachédi, Marie-Claude Rodrigue, Gaétan Roy et Anne Barabé, Claude Théberge, Yvon Tremblay, Anastasia Unterner.

With the consent of all members, Claude Théberge presided over the meeting and Lise Bujold acted as secretary. The president welcomed everyone, established quorum and invited members to send their email addresses by any means available (website, Facebook, mail, etc.) so that we can now convene our members by email as we did this year for the first time.

1. Adoption of the agenda

Claude Théberge read the agenda and, at the request of members, added the following under item 4: *fishing activities* and *organization of the beach*. Item 9, *miscellaneous*, remains open. Gilles Rousseau moved to adopt the agenda as proposed, seconded by Nicole Fortin. Carried unanimously.

2. Adoption of the minutes of the June 8, 2019 general assembly

The minutes were sent to members by email and are available on the association's website. Teresa Di Palma proposed to adopt the minutes of the June 8, 2019 General Assembly as written. Motion seconded by Nicole Fortin. Carried unanimously.

3. Lac des Pins dam file (Me Paul Jolicoeur whose expertise was greatly appreciated)

3.1 The transfer of the two dams to the Municipality of Saint-Adolphe d'Howard was completed on June 15, 2020 – Claude Théberge reminded attendees of the successful proposal to transfer the Association's dams to the Municipality of Saint-Adolphe d'Howard in order to carry out the necessary rehabilitation work in return for sectorial taxation to Domaine Alpine owners. On June 15, the Association transferred the dams and the lake to the Municipality for the sum of one dollar (\$1.00) with retrocession of the lake when the work is completed. This transfer in no way affects the access to the lake and it is clear with the Municipality that this access remains private for the residents of the Domaine.

3.2 A borrowing by-law was adopted on June 19, 2020 to cover the costs of upgrading and repairing the two dams and is awaiting approval from the Ministère des Affaires municipales et de l'Habitation. The steps taken with the Municipality are excellent and the borrowing by-law to carry out this work is currently under study. A meeting with the Director of Public Works was held yesterday, and among other things, the

equipment, the dike and the permanent water level, which should remain 20 to 30 centimetres higher than at present, were discussed. Rehabilitation plans are currently being reviewed for possible modifications.

Francine Gagnon raised the issue of the environment, given the water level of the lake. Despite the fact that the Municipality is now environmentally responsible as well as subject to all regulations from different ministries related to this type of work, it is still important to keep an eye on the health of our lake. She therefore proposed to continue our collaboration with Mr. Mathieu Madison, environmental biologist from Gestion Environnement. Mr. Madison conducted an environmental assessment of our lake in 2018 and we can assume that his guidance will be most beneficial in this file. She therefore moved that the Association request a proposal from Mr. Madison. Seconded by Jacques Allard. Carried unanimously.

To a question on the fees to be expected, Francine assured that Mr. Madison has a very good expertise on small lakes in the Laurentians in addition to fair billing rates. Additionally, in terms of revenues, we must ensure that our finances remain adequate to support our efforts related to our lake management.

3.3 No schedule has yet been established – The work that should have been executed by the end of the year will be done by the end of 2021, the idea being to avoid work in the spring as much as possible for environmental reasons, and summer work so as not to deprive users during those months. It is clear that all responsibility towards the Ministère de l'environnement and the Centre Hydrique now belongs to the Municipality.

Michel Lamarche moved to congratulate the whole team that worked on this file. The motion was seconded by the assembly.

4. Lake water quality analysis and environmental follow-up with the RSVL

Our swimming water was rated A (excellent). We take six water samples during the month of July for a more accurate reading and results are published on the association's website. As for the RSVL (Réseau de surveillance volontaire des lacs), the information is collected yearly in three consecutive samples, with fees paid by a municipal program. This monitoring is the result of expertise from the Université de Montréal and tells us how quickly our lake is aging, how it behaves and how to keep it healthy.

Fishing – On this subject and considering the depth of the lake and the climate changes, Francine Gagnon moved to no longer allow fishing and to indicate this prohibition by a very clear regulation. Motion seconded by Anastasia Unterner and unanimously adopted.

Beach organization – Anastasia Unterner proposed that residents and landlords be made aware of all regulations in application at the beach. Our rules and regulations must be reviewed, of course, but landlords should also be encouraged to enforce them with documents specifically intended for their tenants. The association is aiming for personal and collective responsibility to enforce regulations that make sense. Robin Fishbien and others welcomed this initiative.

5. 2020 works

Although some work has been done, other works remain, such as the installation of a new diving board (question of cost), painting of the repairs made to the shelter, repair of the roof storage area and review of the regulations (dealt with in item 8). Because of COVID-19, no social events were held, and the beach toilet was not installed this year. Another point to be considered is the management of can and bottle garbage, which users should take home. Young families are invited to take over and work on new regulations. There were questions about whether or not to restart the electrical box at the basketball court and discouragement regarding the Municipality's slowness in repairing the road at the Domaine entrance.

6. Financial statements – 2019-2020

René Lavoie presented the Statement of Receipts and Disbursements to March 31, 2020 which was sent to all. He pointed out the amount of \$7,180 in membership dues in addition to an amount of \$925 in donations. To date for 2020, 118 dues have already been collected, compared to 92 last year and he thanked Caren Antrakidis for her hard work. He also noted out an income of \$87 from insurance for the Wildwood wharf and an income of \$571 from the summer social gatherings, with a roughly equivalent expense. Major expenses include insurance for land, buildings and directors' insurance. Nicole Fortin moved to adopt the Statement of Receipts and Disbursements to March 31, 2019. Motion seconded by Denis Langlois and carried unanimously.

7. Projected budget for 2020-2021

René Lavoie presented the projected budget for 2020-2021. He suggested to be cautious and leave the dam fund as is until the work has been performed. René emphasized the revenues from membership fees of \$8,036, donations of \$668, wharf insurance of \$96 for a total of \$8,800. He pointed out two more important expenses: \$2,035 for insurance and \$1,418 for the maintenance of the shelter and the beach. The Association's current assets stand at \$22,616. Nicole Fortin moved to adopt the projected budget for 2019-2020, she was seconded by Cristina Costy, motion carried unanimously.

8. Review of Association bylaws

Claude Théberge, who has already begun reviewing the Association's by-laws, invited members to submit their ideas. This file will be handled by the new team. To a question concerning the right of way on lakes Bouchette and St-Denis related to their property, it was answered that the by-laws of land use are under the responsibility of the municipality. Moreover, after a period of non-access of more than 10 years, the right of way becomes null and void. It also seems that access via the 329 has disappeared since the road was repaired.

Francine Gagnon strongly suggested that the presentation of changes to the Association's by-laws be proposed in a single item at the Special Meeting.

Robin Fishbien, Anastasia Unterner and Sylvain Bergeron expressed interest in working on this file.

9. Miscellaneous

Sylvain Bergeron believes that the management of the boat facilities must be reviewed and analyzed before a decision is made on the work to be carried out. It was also pointed out that people should be reminded to remove their boats before October (already indicated on Facebook). In short, the rules at the beach must be reviewed and they must be enforced collectively. Denis Langlois believes that a security guard for half a day on a few targeted weekends (example: St-Jean, Canada Day) would send a strong message regarding the fact that ours is a private and supervised beach. The option of bracelets or stickers could also be considered. Anastasia Unterner agrees that these are good ideas when applied with common sense.

Béatrice Desjardins wondered what happened to the swings which have not been reinstalled, recalling that they had been dismantled in anticipation of work on the beach dam. Once work is begun by the Municipality, a more suitable location could be cleared near the shelter and the swings relocated.

Before moving on to the elections, Francine Gagnon warmly thanked all the stakeholders of the past years who have diligently, with integrity, conviction, enthusiasm and team spirit, led the files related to our association. This includes not only the members of the executive but also all those who have worked on other tasks such as Lilian Fortin who ensured the translation of our documents during all these years and many others, such as Gilles Rousseau, Yvon Monette, Yvon Tremblay, etc.

10. Election of the Board of Directors for the next two (2) years

Nicole Fortin acted as election president.

The following expressed interest by proxy: Martin Bougie Richer, Cristina Costy, Donald Desabrais and Marc Hervieux, if a vacancy remains at the directors' level (He will, in any event continue his involvement with beach maintenance).

All executive positions are to be filled for a two (2) year term.

President: Robin Fishbien proposed Claude Théberge who accepted

Vice-President: Claude Théberge proposed Denis Langlois who accepted

Treasurer: René Lavoie proposed Caren Antrakidis who accepted

Secretary: Caren Antrakidis proposed Anastasia Unterner who accepted



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Directors : The following were proposed: Sylvain Bergeron, Martin Bougie Richer, Christina Costy, Donald Desabrais, Lilyan Rachédi, Gilles Rousseau. A secret vote was held to elect four directors.

Of those proposed, the following were elected: Martin Bougie Richer, Christina Costy, Lilyan Rachédi and Gilles Rousseau

The new Board is therefore composed of:

President: Claude Théberge
Vice-president: Denis Langlois
Treasurer: Caren Antrakidis
Secretary: Anastasia Unterner
Directors: Martin Bougie Richer, Christina Costy, Lilyan Rachédi et Gilles Rousseau

11. Adjournment

Lise Bujold moved to adjourn at 12h20. Motion seconded by René Lavoie, unanimously carried.

President

Secretary