



AGENDA

1. Welcome
2. Adoption of the agenda and reminder of meeting proceedings
3. Adoption of the June 9, 2018 meeting minutes
4. Finances
 - 4.1 Statement of revenues and expenditures 2018-2019
 - 4.2 Projected budget for 2019-2020
 - 4.3 Annual dues
5. Dams 5112-5113 – Updates from the committee
6. Environment
 - 6.1 Swimming water analysis
7. Summer Celebrations
8. Miscellaneous: Mail boxes, beach, speed limits in the domaine, dogs, fireworks, Facebook
9. Elections: President, Vice-President (one-year mandate)
10. Date of next annual general assembly
11. Adjournment

Attendees : Gina Angrignon, Caren Antrakidis et Andrew Myron, Céline Beaudoin, Joyce et Seymour Bellman, Sylvain Bergeron, Edouard Boily, Claude Boivin, Sylvie Bourdages et Jacques Roy, Lise Bujold, Brigitte Cambon de Lavalette, Sylvie Cordeau, Jean-Paul Casolais, Donald Desabrais, Sonya Dimitsova et Zlati Slavova, Thérèse Di Palma, Naim El-Haddad, Robin Fishbien et Mark Heichner, Nicole Fortin et Gilles Rousseau, Francine Gagnon, Jacques Harvey et Maria Lassis, Renaud Jérôme, Paul Jolicoeur, Mélanie Labrie, Maria Langis, Denis Langlois, René Lavoie, Manon Matte, Michèle Miville Deschênes, Claire St-Aubin, Claude Théberge, Line Trépanier, Régent Villeneuve, John White and Gisèle Tassé.

With the consent of all members, Francine Gagnon presided the meeting and Lise Bujold acted as secretary.

1. Welcome

Francine Gagnon, President, welcomed attendees and noted the quorum. She introduced the new Domain Alpine residents : Jaques Harvey and Maria Lassis, 186 Forest Hill, Sylvie Bourdages and Jacques Roy, 1200 rue Indian, Sonya Dimitsova and Zlati Slavova, 1320 rue Indian, Sylvain Bergeron, 1179 rue Indian. Members of the Board introduced themselves : René Lavoie, Treasurer, Lise Bujold, Secretary, Caren Antrakidis, Donald Desabrais, Francine Gagnon, Andy Myron, administrators. Marc Hervieux, President and Christina Costy, Vice-President were absent.

2. Adoption of the agenda and reminder of meeting proceedings

After the addition of the following items to the Miscellaneous item (#8) (Mail boxes, beach, speed limits in the domaine, dogs, fireworks, Facebook) Francine Gagnon moved to adopt the agenda. Motion seconded by Lise Bujold, unanimously carried.

3. Adoption of the June 9, 2018 meeting minutes

Gilles Rousseau moved to adopt the minutes of the June 9, 2018 general assembly. Motion seconded by Teresa Di Palma' unanimously carried.

4. Finances

4.1 Statement of revenues and expenditures 2018-2019 – René Lavoie presented the Statement of revenues and expenditures to March 31, 2019 which was sent to all association members. He particularly noted the amount of \$8,623 paid to Groupe d'ingénieur Laurence as final payment of the invoice for the study commissioned last year on the evaluation of our dam. Gilles Rousseau moved to adopt the Statement of revenues and expenditures to March 31, 2019. Motion seconded by Nicole Fortin, unanimously carried.

4.2 Projected 2019-2020 budget – René Lavoie presented the Projected Budget for 2019-2020. The budget remains approximately the same as last year apart from the repairs planned for the beach shelter. Our insurance will cover all the work with a deductible of \$1,000. Marc Hervieux will be supervising the work. No expenses are foreseen at the dam. We expect to collect approximately 100 annual contributions for houses and land. René invited attendees to direct their new neighbours to the association's website. Nicole Fortin moved to adopt the projected budget for 2019-2020. Motion seconded by Lise Bujold, unanimously carried.

5. Dams 5112-5113

The members of the dam committee introduced themselves : Paul Jolicoeur, Gilles Rousseau and Claude Th  berge. The latter informed the assembly that the committee members had had some interesting meetings, the first having as its main discussion the idea of changing the vocation of our organization's association to that of a cooperative, an idea quickly dismissed by the committee members since this change implies that each member of this eventual cooperative would necessarily become responsible for the dam, which would not be practical.

As municipalities can be subsidized by the government to manage dams, the preferred option is to ask the municipality of St-Adolphe to take back the responsibility for dams, considering its expertise and its technical and financial capacity to maintain them. The expenses incurred could be covered by sectoral taxation. A letter to this effect was sent to the Director General of the municipality. The committee maintains its contacts with the Ministry of the Environment, has also filed an emergency measures plan and will be able to have the engineer correct the original study at no cost. Our obligations continue until the transfer of the dams and in anticipation of work before December 2020. Precautions, liability and safety are important considering the events (flooding in some regions of Qu  bec) last spring.

Francine Gagnon recalled the origins of the creation of the lake (15 feet of water maximum). According to the Martel report (  ric Martel on the safety of dams) 3,000 of us are dam owners, small associations that have difficulty meeting their responsibilities. Our association has been very active for quite some time on this issue. We want a safe lake and different options are to be planned with the municipality. We have to find a real political will. Donald Desabrais noted that he would like to be present at the next meeting with the municipality.

Nicole Fortin moved that the members of the dams committee ask the municipality of St-Adolphe d'Howard to recover the property of dams 5112 and 5113, that the Alpine association supports this avenue and that this project be carried out. Motion seconded by Teresa Di Palma, unanimously carried.

6. Environnement

Swimming water analysis – Our swimming water was rated A (excellent). We carry out six water samplings during the month of July to ensure accurate results which are published on the association's website. In response to a question about algae, Francine Gagnon reminded participants that algae sometimes have a growth boom and that the more we remove them, the more we stimulate them, in fact, our intervention becomes a vector of propagation. Inspectors from the municipality can come regularly to inspect our lake at our request. It is also possible to consult a cartography of our lake on the municipality's website.

On the subject of the environment, a discussion took place on the short- and long-term rental of residences as well as the possibility of requiring an additional annual contribution from the owners of these residences. The issue of traffic, alcohol consumption, speeding and excessive noise that sometimes results from these rentals was raised. Opinions were divided. While there was agreement on the possibility of defining a specific rate, some thought that a distinction should be made between multiple rentals and occasional or very long-term rentals. As for the amount of dues to be charged, opinions were also divided between voluntary contributions (a type of donation to the association) and a flat rate of between \$100, \$300 or even \$1,000.

Finally, Caren Antrakidis proposed \$200 more than the annual fee to owners with multiple and short-term rentals. She was seconded by Jacques Harvey. A vote was requested: 16 in favour, 10 against, 7 abstentions. Motion defeated.

Sylvie Bourdages moved to charge \$200 more than the annual fee to any landlord, seconded by Jacques Roy. Call for a vote: 17 in favour, 4 against, 12 abstentions. Motion carried.

7. Summer Celebrations

Caren Antrakidis and Andy Myron proposed to organize 3 summer parties: a BBQ on July 20, a spaghetti dinner on August 17 and a corn roast on August 31. These dates will be posted at the Domaine entrance and on the association's website. Caren also invites all attendees to join the Alpine group on Facebook.



8. Miscellaneous

Several issues were raised such as cleanliness around mailboxes and the beach, excessive speed in the area, dogs and fireworks. Participants were reminded that the rules of the beach are clear and posted in a sheltered area and everyone is invited to make their neighbours or any visitor aware of these rules or of the speed limit. Jacques Harvey offered to seal the signs and post them at the Domaine entrance. Claude Théberge will consult with the municipality regarding limit signs.

9. Elections: President, Vice-President (one-year mandate)

Lise Bujold informed the members of the resignation of Vice-President Christina Costy from her position on the Executive via email, as well as the resignation of Marc Hervieux from his position as President also via email. However, Marc Hervieux wishes to remain on the Executive. These two positions are to be filled for a one-year term. Gilles Rousseau presided over the elections.

Robin Fishbien nominated Claude Théberge as President, seconded by Teresa Di Palma. René Lavoie nominated Denis Langlois, seconded by Caren Antrakidis. Claude Théberge and Denis Langlois accepted and were therefore elected to their respective positions. Finally, Caren Antrakidis ceded her position to Marc Hervieux who remains on the executive.

10. Date of the next annual general assembly

The members agreed to hold the next annual meeting on June 13, 2020 at 10:30 a.m. The beach cleanup will take place the following day, June 14. Unanimously carried.

12. Adjournment

Lise Bujold moved to adjourn at 12:45. Motion seconded by René Lavoie. Unanimously carried.

President

Secretary