

**AGENDA**

1. Welcome
2. Adoption of the agenda and reminder of meeting proceedings
3. Adoption of the June 27, 2015 meeting minutes
4. Finances
  - 4.1 Receipts and disbursements report for 2015-2016
  - 4.2 Projected budget for 2016-2017
  - 4.3 Annual dues
  - 4.4 Question period
5. Dams 5112-5113
  - 5.1 Meeting with the municipality of Saint-Adolphe-d'Howard on May 21, 2016
  - 5.2 Current condition of the dam
  - 5.3 Statutory inspection on July 6, 2016
  - 5.4 Repairs to dam x5112 (at the beach)
  - 5.5 Question period
6. Environment
  - 6.1 Swimming water analysis
  - 6.2 Question period
7. Alpine Estates Homeowners Association website
  - 7.1 Question period
8. Alpine summer party
  - 8.1 Question period
9. Exceptional conditions where the presence of the President is required
10. Miscellaneous
11. Elections
12. Date of the next annual assembly
13. Adjournment

**Attendees:** Manon Matte, Seymour Belleman, Lonard & Edith Coleman, Victor Ciccotosto, Shelly Freeman, Grace Bubeck, Michel Ménard, Carole Nadon, Pierre Prévost, Catherine Thouelle, Hélène Pelletier, Gilles Rousseau, Nicole Fortin, Mélanie Labrie, Kimberly Furtado, Pierre-Yves Viens, Terese DiPalma, Michel Faust, Michel Gagnon, Paul Boyer, André Bouchard, Spiric Slobodan, Francine Gagnon, Marc Hervieux, Robin Fishbien, Brigitte Cambon, Guilhem Rondot, René Lavoie, Donald Desabrais, Anna O'Connor, Christian Desjardins.

1. **WELCOME** – Francine Gagnon, President, welcomed everyone and noted the quorum.
2. **ADOPTION OF THE AGENDA** – Francine Gagnon moved to adopt the agenda, seconded by Marc Hervieux. Unanimously carried.
3. **ADOPTION OF THE MINUTES OF THE JUNE 27, 2015 GENERAL ASSEMBLY** – Marc Hervieux moved to adopt the minutes, seconded by Gilles Rousseau. Unanimously carried.

#### **4. FINANCES**

**4.1 Receipts and disbursements report for 2015-2016** – René Lavoie presented the financial statements as of March 31, 2016. As members had received the document beforehand, the treasurer opened the floor for questions. René noted that higher receipts than expected as well as lower disbursements contributed to a bank balance of \$12,255. Regarding revenues, members were particularly generous with 110 dues payments and a total of \$785 in donations. Over the last three years, our insurance costs (civil and officers policies) have decreased by about 40% per year.

**4.2 Projected budget for 2016-2017** – René Lavoie explained the budget for the coming year. A sum of \$2,000 is projected for the dam (statutory inspection and possible minor repairs). Nicole Fortin moved to adopt the budget, seconded by Teresa DiPalma. Unanimously carried.

**4.3 Annual dues** – Annual dues remain the same : \$90 (house and lot), \$65 (lot only) and \$90 (rental). Manon Matte moved to accept these prices, seconded by Hélène Pelletier. Unanimously carried.

**4.4 Question period** – No questions

#### **5. Dams 5112-5113**

**5.1 Meeting with the municipality of Saint-Adolphe-d'Howard on May 21, 2016** – Francine Gagnon explained the process undertaken at St. Hippolyte at the lac des Chutes (complete reconstruction of the dam). The sectoral municipal tax on this project is approximately \$70 per year for 20 years.

The Board has been working since December 2013 on a sectoral tax project with the municipality. In order to implement such a project, the law stipulates that the municipality must acquire the dam (which is not currently the case) after which a loan can be taken out to finance the project. The municipality has asked for legal opinions on the subject. The Board members were very well prepared for the June 3 meeting with Saint-Adolphe-d'Howard to present the project.

**5.2 Current condition of the dam** – The dam is currently stable.

**5.3 Statutory inspection July 6, 2016** – The statutory inspection will be done on July 6, 2016 with Mr. Chum as well as the contractor, Mr. Craig McVeigh of Morin-Heights to evaluate necessary repairs to dam 5112.

**5.4 Repairs to dam x5112 (at the beach)** – We must also proceed with the upgrade of both dams in order to meet the safety standards of the Centre d'expertise hydrique du Québec (CEHQ). A riprapping scenario was mentioned by Mr. Chum, but it is still too early to confirm this procedure. We will have to contact the CEHQ to confirm whether authorization is required to proceed.

**5.5. Question period** – The following points were discussed:

- Members discussed the possibility of increasing the annual dues. A vote must be held on this issue at the next assembly in June 2017. A reminder was issued regarding criteria for dues payment, which are paid on a voluntary basis.
- Members wish to include all residential and lot owners in the taxation effort, in order that the taxation be fair to everyone. This proposal was positively received.
- All the technical questions (scenarios planned by the engineer, Mr. Chum, date and duration of the work, authorization requests regarding the work, the permanent lake level after the repairs, etc.) are not the Board's or the association's responsibility, but rather that of the CEHQ.
- On the municipal front, elections will be held in November 2017. Consequently the sectoral taxation project must be finalized before then. The municipality appears open and wishes to make this a pilot project for all the dams on Saint-Adolphe territory. Additionally, this is a public security issue.
- Francine Gagnon moved that the evolution of the dam issue be posted on our internet site. Seconded by R. Lavoie. Unanimously carried.
- Gilles Rousseau requested that the Association's website URL be posted on the bulletin board next to the beach.

## **6. ENVIRONMENT**

**6.1 Swimming water analysis** – Mr. Bruno Cossette (who works in environmental health at the Laurentides public health department) recommends carrying out the swimming water analysis during the first two weeks of July (ideal temperatures) rather than at the beginning of the summer (too cold) in order to obtain the most optimal readings.

**6.2 Question period** – Mrs. O'Connor is unhappy with the cutting of trees at the entrance of the hiking trails at the end of Pioneer road. F. Gagnon asked her to contact the municipality in this regard. The association had contacted the municipalities of Saint-Adolphe-d'Howard and Morin-Heights for a similar issue. The environmental inspector showed up the next day to see what was going on. Christian Desjardins mentioned that the new owners (over whose land the trails pass) assure that the trails will remain accessible, but will be slightly diverted at the trail entrance.

## **7. ALPINE ESTATES HOMEOWNERS ASSOCIATION WEBSITE**

**7.1 Question period** – Grace Bubeck proposed to install a sign with the association website URL on the bulletin board at the entrance of the beach. She was thanked and applauded for all her efforts and hard work on the website.

## **8. ALPINE SUMMER PARTY**

**8.1 Question period** – The members who wished to propose a summer party were not present. The Board noted that each year the party costs increase and no profits are made. Members of the Board will no longer be available to organize this type of activity.

## **9. EXCEPTIONAL CONDITIONS WHERE THE PRESENCE OF THE PRESIDENT IS REQUIRED**

Francine Gagnon noted that Board membership implies lots of volunteer time. If a member of the Board is required to represent the association (for example during meetings with the municipality on the sectoral taxation issue), he or she should be reasonably compensated. Manon Matte moved that the Board be compensated, seconded by Michel Ménard. Unanimously carried.

Pierre-Yves Viens noted that the details of these disbursements could appear in the financial statements.

## **10. MISCELLANEOUS**

- Road safety at Alpine Estates : some people drive on the wrong side of the road. Caution and the respect of road safety codes are important on our narrow roads.
- Notice to homeowners and renters: please ensure that no dog is left alone in a residence or cottage to bark constantly for hours. Please respect your neighbor's peace and quiet and care adequately for your animals.
- Christian Desjardins noted it would be a good idea to have a third stop sign installed. Nicole Fortin moved to have the sign installed, seconded by Michel Faust. Unanimously carried.
- Brigitte Cambon requested that signage in the estate be facilitated. André Bouchard proposed to help her with this issue.
- The latrine will be installed in the beach parking lot next week.

## **11. ELECTIONS**

Lise Bujold's letter presenting her candidacy was read. Christina Costy is also a candidate, her candidacy was sent by text message. Francine Gagnon asked the assembly whether this procedure was acceptable, which was confirmed. Mélanie Labrie suggested a modification of the Board rules to better reflect the reality of participation in these meetings. Nicole Fortin so moved, seconded by Teresa DiPalma. Unanimously carried.

The following were re-elected:

- President: Francine Gagnon
- Vice President: Marc Hervieux
- Treasurer: René Lavoie
- Secretary: Lise Bujold



**Alpine Estates Homeowners Association Inc.**  
**Minutes of the annual general assembly, Sunday June 26, 2016 at 10:30 am**

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- Director: André Bouchard
- Director: Donald Desabrais
- Director: Christiana Costy
- Director: left vacant by Grace Bubeck who, however, wishes to continue to manage the website

**12. DATE OF THE NEXT ANNUAL ASSEMBLY**

Saturday June 10, 2017 from 10:30 to noon, at the beach: unanimously carried; the spring cleanup will be held the next day, Sunday June 11, from 9:00 to 11:00 at the beach (bring your tools and work clothes).

**13. ADJOURNMENT**

René Lavoie moved to adjourn the assembly, seconded by Marc Hervieux. Unanimously carried.

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President

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Secretary