



Lac de l'Original Homeowners Association (LOHA)

Minutes of Board of Directors Meeting

Saturday November 5th, 2022, at 10am

Chez Noël Cantin, 141, Chemin Montée des Amis

Are present:

Jean Côté	President
Denis Bénac	Vice-president
Bernard Bourdeau	Treasurer
Lucie Smith	Secretary
Noël Cantin	Director
Henry Patterson	Director
Raymond Gagné	Director

1. Opening of the meeting at 10:10 a.m. by Jean Côté

President Jean Côté welcomes everyone.

2. Adoption of the agenda

Proposed by Raymond Gagné, seconded by Noël Cantin

3. Adoption of the minutes of the AGM of August 6, 2022 and of the Board of Directors of August 27, 2022.

The President asks everyone if they have read the minutes of the Board meeting of August 27 and to support it for those who have read it.

Proposed by Denis Bénac, seconded by Henry Patterson.

4. Review of the meeting of the board of directors of August 27, 2022.

a) Follow-up of the entrance to the lake via Chemin Gagnon

Henry Patterson confirms that he has contacted Carol Renaud of Camping Val-des-Bois and that the work will be carried out around November 22, 2022, or early spring 2023. He confirms that he and his volunteers will do the work for free. He explains that the current padlock is fragile and that he suggests a more robust padlock to secure access to the lake via Gagnon Road. He will install posts in the cement to solidify them in the earth. The day of the installation and work Jean Côté asked Henry Patterson to notify him because he wants to be present to take pictures and as an observer. After the installation of the chain and the new padlock, all owners of Chemin Gagnon must have a new key in the case of a new, more robust, and secure padlock.

b) List of suppliers and traders (Henry)

Henry Patterson confirms that it is taking longer than expected because he must verify and validate the suppliers. He is working on a project to develop a list of merchants, tradespeople (plumber, electrician, etc.), Internet providers and resources for everyone in Val-des-Bois or in the region. He is currently collecting a lot of information from resource persons such as: electrician Marc Bertrand, Mr. Sabourin, electrician Peck, Excavation Prescott, etc. He plans to finish it to share shortly.

c) Monitoring of products and derivatives to promote the Association du lac de l'Original (L'APLO) Henry Patterson did some legwork for the new Association logo with a few Logo Design companies. Jean Côté informs the BoD colleagues that when the quotes for the design of the new logo are provided to us, we may be able to request quotes for promotional items.

5. Financial statements (Bernard)

Bernard Bourdeau confirms that the financial balance sheet is doing well and that it is \$6,125.00 and the sale of 38 cards at \$20.00 per unit for the year 2022 for a total of \$760.00. Denis Bénac gave Bernard Bourdeau the \$20.00 for Luc Maheux's card. Denis informs his colleagues on the Board that Mr. Gilles Pilon of 138 Chemin Gagnon has indicated his interest in selling cards for some of the owners of Chemin Gagnon next summer.

6. Website proposal

Jean Côté presents the research for the creation and updating of the website, hosted on HostPapa hosting site, www.hostpapa.ca. He asks for a show of hands, and everyone is unanimous for this site. He reminds that Facebook will be the means of social communication between the members but not for the minutes, regulations etc. All documents will be translated into English by Jean Côté and Raymond Gagné.

7. Update of the "Statutes and Regulations" document (Jean Côté)

The original 1992 regulations have been reviewed and corrected by Jean Côté and Raymond Gagné. The "General Regulations" document of the Lake Owners Association in June 2017 had been corrected by Lucie Lavictoire with a revision in September 2022 by Jean Côté and Raymond Gagné. Jean Côté mentions that at the next general meeting the Board will propose to keep the cost of the annual card at \$20.00 for 2023-2024. The General By-Laws of the Association of Owners (APLO) will have to be approved and voted on at the next AGM.

8. Winner of the "Photo Contest" of the Lac de l'Original Association

Lucie Smith and Denis Bénac undertake to take care of the procedures for the development and delivery of the 16 x 20 photo and frame. In all, there were 28 photos to submit, including 22 on the L'Écho du lac de l'Original website and 6 Facebook post photos. The BoD appealed to an external jury via Jean Côté with expertise in photos and advertising. Denis and Lucie will take care of communicating by email to the winner to receive the photo in high resolution to ensure the quality of the photo. Lucie and Denis suggest Walmart or Costco and will take care of the purchase of the frame. When the photo and frame are delivered to the recipient, a photo will be taken with Jean Côté, Denis Bénac and Lucie Smith.

9. Miscellaneous

9.1. Shoreline preservation

Jean Côté met with the President of Lac St-Pierre Wakefield association to collect information concerning the prevention of Eurasian watermilfoil and the preservation and actions to protect the shoreline. She told him that they had banned wake boats which have ballast that increases shoreline erosion and the risk of contamination. Everyone is unanimous that "wake boats" must be banned on our lake. Jean Côté had another piece of advice from the latter, which is to discover the land that is not used and undeveloped around Lac de l'Original. She shared with him a tool from the Regional Municipality of Papineau where you can see information on all cadastres and undeveloped land. The list of owners was updated by Jean Côté in Excel with the last year of the real estate transaction and also a column to identify with a tick for those who paid their annual card.

9.2. Presence of soaps (bubbles) on the lake

Denis Bénac confirms that he spoke to Carol Renaud to check for the type of biodegradable soap. He mentioned that he asked him to give him dates for activities for next year ex. Poker Run and

rides and non-motorized watercraft. Denis Bénac informs his colleagues on the Board that there are water jets at the Camping de Val-des-Bois, an inflated trampoline at a cost of \$5.00 for visitors. Raymond Gagné, Jean Côté and Henry Patterson suggest considering the possibility of doing activities with Camping Val-des-Bois. Henry Patterson mentions that the Campground has already organized barbecue dinners with grilled chicken etc.

9.3. Motor vehicles and crafts

Educate owners of personal watercraft and motorboats to avoid making waves to prevent the erosion of the shoreline. Raymond Gagné mentions that in winter, several snowmobiles pass on the property of the owners.

10. Date of next meeting

Saturday, May 6, 2023, at 10 a.m. at Bernard Bourdeau

11. Adjournment at 11:39 a.m. on November 5, 2022

Proposed by Bernard Bourdeau, seconded by Denis Bénac.

Lucie Smith, Secretary