



Lac de l'Original Homeowners Association (LOHA)

Minutes of Board of Directors Meeting

Saturday August 27th, 2022, at 10am

Chez Lucie Smith & Denis Bénac, 344, Chemin du lac de l'Original

Are present:

Gilles Bertrand
Jean Côté
Denis Bénac
Bernard Bourdeau
Lucie Smith
Noël Cantin
Henry Patterson
Raymond Gagné

1. Opening of the meeting at 10:10 a.m. by the outgoing President Gilles Bertrand

Presentation of the new volunteer Jean Côté who has been an owner at the lake since 2013. The meeting is chaired by Denis Bénac (vice-president) to welcome him. Jean Côté offers his welcome and introduces himself as Chief Technology Officer at the Immigration and Refugee Board of Canada. He tells us of his desire to share his computer and management expertise to improve the communication tools for the members of the Board and the members of the Association des owners du lac de l'Original (APLO). The main objective is to increase the visibility of our association in the short and medium term. He confirms to us that if he is elected president that he will transfer and/or delegate responsibilities to all members of the Board so that all have more pleasure in volunteering. Henry Patterson adds that all directors can get involved in one or a few files.

2. Adoption of the agenda

Proposed by Denis Bénac, seconded by Noël Cantin.

3. Adoption of the minutes of the AGM of August 6, 2022, and of the Board of Directors of July 30, 2022.

Gilles Bertrand asks everyone if they have read the minutes of the AGM of last August 6 and of the Board of Directors of last July 30 and to support it for those who have read it.

Proposed by Denis Bénac, seconded by Noël Cantin.

4. Appointments to the posts of:

a) President

Jean Côté, proposed by Henry Patterson, seconded by Bernard Bourdeau

b) Vice-President

Denis Bénac, proposed by Henry Patterson, seconded by Bernard Bourdeau

c) Secretary

Lucie Smith, proposed by Bernard Bourdeau, seconded by Raymond Gagné

Jean Côté informs that he has exported all the following documents: Facebook files, procedures, regulations, meeting summaries (CA and AGM) and directories shared on Google Drive. The goal is to gather all the documents and properly archive everything that will be done. Noël Cantin worked on the project such as creating a website and improving communication via our members by creating the email: lacdeloriginal@gmail.com. The secretary Lucie Smith will take care of keeping the structure for the conservation of meeting documents or any other documents. The secretary sends the invitations for each meeting including the agenda for the Board and the AGM.

Resident names, email addresses and phone numbers in Excel will need to be updated. Jean Côté took over all the documents on Facebook that Lucie Lavictoire made in 2016-2017 and imported them into the new database under development. Monitoring of new owners, we represent residents who are members or non-members (91 resident members to date). A verification will be made by the president to know the percentage of members we represent and their official language. If people give their approval example: with the owner's card. The Board of Directors will present translated publications as needed to respect our English-speaking members.

Gilles Bertrand is administrator of the Facebook group to date, but Jean Côté informs that he will take over after today's meeting.

Micro B takes care of the water quality tests. Lucie Smith, secretary suggests that the roles of each board member be well distributed and better detailed. Press release from the President "Capsule" to inform could be considered. The President, Jean Côté informs his colleagues that he will prepare and bring a workbook for each of the positions of the Board members for the next meeting.

5. Review of the annual general meeting of August 6, 2022

Henry suggests a poll to get as many people in meetings as possible and to move the meeting time from 9 a.m. to 10 a.m. All board members agree to move all meetings to 10 a.m.

To increase attendance at the Annual General Meeting, Denis Bénac suggests door prizes as an incentive. Also, to try to find out the reasons why people do not come to meetings.

6. Review of summer and fall activities

a) Poker Run (July 23, 2022)

The activity was a success and there were 59 participants including members of Camping Val-des-Bois. This activity is well appreciated, and many have indicated that they want to continue it next year. Gilles Bertrand informs the members that it is thanks to a committee of volunteers that this activity takes place. THANKS TO VOLUNTEERS! He recalls that his success is self-financed. Lucie Smith proposes that event publications or invitations be presented in images (PDF) and not by hyperlinks because people do not always open or read them.

b) Non-motorized boat trip (August 13, 2022)

It took place from 10:00 a.m. to 12:00 p.m. and as Denis Bénac and Lucie Smith were absent due to death (mother to Lucie), the activity took place and about fifteen people took part. Bernard Bourdeau and Noël Cantin led the activity. Thanks to you both and to Christmas for taking pictures.

c) Photo contest

Denis Bénac informs that with the help of his spouse Lucie Smith, they will take care of organizing a photo contest by October 31, 2022.

d) Bowman forest hike (to be arranged)

We are looking for volunteers! The plan to hike the Albatross trail was abandoned due to the difficulty of the route. The Bowman Forest will be more accessible to everyone. Monique Laviolette had indicated her interest in participating in the organization of the activity. Lucie Smith suggests having a list of volunteers and/or a committee of volunteers for each activity. Example: Lucie Laviolette and Rémi Leroux for the Poker Run etc. Interested members will be able to participate in the realization of the chosen activities and express their interest to a member of the council responsible for the organization of activities.

e) Publication of a list of businesses and contractors

Henry Patterson 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 plans to finish it to share shortly.

7. Transfer of responsibilities from the outgoing President (Gilles Bertrand) to Jean Côté:

- Check with Jean Bertrand if he agrees to clean the culvert if necessary.
- Involvement of the president with the municipal councillor
- Evaluate the possibility of promotional items (all)
- Modify the charter and regulations of the Association ex: if vacant president position
- Register of companies registered as non-profit and make the electronic report (annually on November 15).
- Extend "Welcome Kit" (Noël Cantin and Raymond Gagné).
- Maintain the list of residents.
- Water transparency with RSVL (Gilles Bertrand will send the username and password) to Jean Côté.
- Maintenance of bathing water quality tests at Micro B (Denis Bénac).
- Administrator of Facebook from Gilles Bertrand to Jean Côté
- General regulations of the Lake Owners Association in June 2017 with a revision in September 2022 by Jean Côté.
- Signatory bank account will be transferred from Gilles Bertrand to Jean Côté (president) and Bernard Bourdeau (treasurer).
- Consider the possibility of acquiring a post office box.
- Maintain the water measurement with a ruler on Jean Bertrand's wharf and revalidate with him.

8. Miscellaneous

8.1. The three priorities of the president (1-year term: year 2022 to 2023)

Website

For the owner's association the creation of a fabulous website. Lac de l'Original domain name official presence on the Web to share documents. Facebook should not be used to file minutes. In the future all documents must be kept on Google Drive (in development).

Have a homeowners directory.

Take the map of the lake (green color map) with all the names and addresses of all the owners.

T-shirts (Vest) or cap

Choose a new logo and design with the help of a graphic designer. Henry Patterson proposes a company as does Jean also for the graphic designer. Suggestion for the purchase of a pen

(fountain) for a means of publicity and to promote a link of belonging to the association. Look for an eye-catching design. Henry proposes not to buy too many so as not to remain with in inventory.

8.2. Presence of soaps (bubbles) on the lake

Several residents have complained about the presence of soap bubbles on the lake from Camping Val-des-Bois during a “Bubble Machine” activity. Denis Bénac will check with Carol Renaud to find out what type of soap was used.

8.3. Works next week (early September 2022)

Henry Patterson will do the work with Carol Renaud of Camping Val-des-Bois within two weeks. To control access to the lake via Gagnon Road. Jean will follow up with Roxanne Blanchard to ensure that only the owners have access to the lake. Materials will be provided by Carol Renaud. Henry and Jean suggest providing Carol Renaud with a list of owners and residents of Lac de l'Original to limit access.

A photo of the Board was taken and filed by President Jean Côté and posted on Facebook. It was emailed to member owners of Lac de l'Original.

9. Date of next meeting

Saturday, October 1, 2022, at 10 a.m., at Noël Cantin

10. Closing of the meeting at 12 p.m. on August 27, 2022

Proposed by Jean Côté, seconded by Denis Bénac.

Lucie Smith, Secretary