



ASSOCIATION DES PROPRIÉTAIRES DU LAC PAPINEAU

Date: June 22, 2024 10:00 am – 12:00 pm
Meeting Type: Annual General Meeting - MINUTES
Location: Place Lagny, 7 rue Principale O, Sainte-Agathe-des-Monts

1. Jean-Claude Lecompte & Barb Brehn Langer welcomed any new residents attending the annual meeting for the first time.
2. Board members and Consultants were introduced.
 - a. Robert Brès (President) Not Present
 - b. Jean-Claude Lecompte (Vice President)
 - c. Daniel Zours (Treasurer)
 - d. Barb Brehn Langer (Secretary & Editor)
 - e. Louis Doré (Admin-Special Projects)
 - f. Adam Finkelstein (Admin-Technical Projects) Not Present
 - g. Robert Laliberté (Admin-Environment)
 - h. Barry Abugov (Consultant-BBQ)
 - i. Jacques Ecuyer (Consultant-Aerators) Not Present
 - j. Hugues Leduc (Consultant- Special Projects)
 - k. Chantal Giroux (Consultant-Environment)
3. Resignation of Secretary: Barb Brehn Langer, effective September 30, 2024
 - a. Candidates to fill secretarial role: Lise Ouelette & Isabelle Puvilland
 - i. Proposal to accept 2 secretarial candidates by Louis Doré
 - ii. Seconded by Danièle Marchand
 - iii. ADOPTED
 - b. Other responsibilities still outstanding and require volunteers to step forward.
 - i. Newsletters
 - ii. Facebook administration

4. Financial Update:
 - a. Daniel Zours presented the 2023 financial position. See Appendix B.
 - b. Expenses in 2024 will include repairs to chains and buoys for the aerators and the BBQ.
5. Membership Update:
 - a. *Number of paid members to date & comparison with previous years.*
 - i. 2024 – to July 5: 123 (a few more anticipated)
 - ii. 2023 – 122 paid members
 - iii. 2022 – 122 paid members
 - iv. 2021 – 118 paid members
 - v. 2020 – 106 paid members
 - vi. 2019 - Unconfirmed numbers – approximately 70-80
6. Annual Activity Report: Presented by Louis Doré.
 - a. Researched and gained approval to join RSVL, QLAIM and FQDLC
 - i. RSVL = Voluntary Association of Lakes for lake monitoring, by the Government of QC
 1. We would take water samples every 2 weeks, using specific equipment provided to us and send samples back to RSVL. The government pays 75% of the cost of analysing the samples.
 2. Association cost: \$405/year for 3 years (\$135/year)
 3. For the next 4 years: no samples and no costs.
 4. Re-visit at end of 4 years to analyze water quality.
 5. River doesn't meet the minimum requirements for depth and size of basin so samples will not be taken from the river.
 - ii. QLAIM = Coalition for protection of lakes against mining
 1. Note: mining companies have the absolute right to mine beneath all our properties, should they decide to do so.
 2. There is no charge to join but QLAIM may ask for volunteer donation in the future).
 - iii. FQDLC = Group of organizations concerned with the defence of Quebec's bodies of water.
 1. Cost to join: \$50/year.

- b. Boat Washing Station project initiated and researched with multiple levels of government. More info on this below.
- c. Worked with volunteers to get aerators back in the lake and identified further repairs needed. More info on these below.
- d. Two members of the Association conducted a tour of the boat and dock sales and storage shops to raise awareness among these merchants about the importance of washing boats, trailers and docks properly before delivering them to our lake.
 - i. Board members are investigating the washing process for fire dept and SQ if their trailers need to be put into the lake.
- e. Discussed registry of septic tanks with municipality. More info on this below.
- f. Added gravel to boat launch area and repaired the fence & gate.
- g. Continued with sticker program, ensuring supply of new stickers each year.
 - i. In 2024, we are asking that members place stickers on ALL watercraft, including non-motorized ones.
 - ii. Please remember to **WASH ALL WATERCRAFT**, including canoes, paddle boards, kayaks, etc.
 - iii. Other lakes in our area are spending up to \$500,000 to remove invasive plants. **If fixing the environment isn't enough incentive for us, we should also be considering the decrease in our property values, should invasive plants get into our lake!**
- h. Applied for and received \$1,500 subsidy from municipality to research a washing station.
- i. Enjoyed good turn-out at both the annual meeting and the BBQ – thanks to all the volunteers who make these events possible.

7. Update to Constitution 8.03 Banking Instruments – Daniel Zours
 - a. Cheques of \$500 or less do not require approval by the Board, although they will still require 2 signatures. This will streamline the process when board members are working on projects and need to buy various items.
 - i. Proposed by Chantal Giroux
 - ii. Seconded by Eileen Lumer
 - iii. Adopted.
8. Aerator Update – Louis Doré
 - a. Kudos to Alain Goulet, a resident volunteer who fixed the mechanical issues with the aerators last year, thereby saving the association a lot of money!
 - b. 2024 repairs required:
 - i. Floaters are broken, leaking and/or sinking. They have been damaged by waves.
 - ii. Chains are corroded. We are looking at steel or nylon cables.
 - iii. The new aerator buoys will be larger and a bright orange colour.
 - iv. 1 aerator will be tested within the next few weeks with new equipment to validate the chosen solution.
 - v. It is expected that the balance of the aerators will be re-installed later this summer, aiming for August.
 - vi. Everyone is asked to avoid making waves near aerators – prevent further damage by not going close to the aerators.
 - vii. New/improved buoys are being installed in the 2 channels and at strategic positions near the islands.
9. Washing Station Project Update (APPENDIX A below) – Robert Laliberté
 - a. The main focus for the washing station is to prevent invasive plants from coming into our lake. We would still have the possibility of gasoline, etc seeping into the water. However, it is everyone's responsibility to maintain their boats.
 - b. Water will be pumped from the river to the hut.
 - c. Water from the washing station will be collected in a tank and filtered before being allowed to drain back into the lake.

- d. There will be No Charge to all users. This includes non-residents who may use the small gate to gain access. We cannot, by law, exclude them from using the lake so having the free washing station will, hopefully, encourage them to wash their equipment before launching.
- e. Access will be to the washing “gun”, bio-soap and vinegar only. No one will be able to enter the hut.
- f. The hut (Option A) will be built on a concrete slab and will remain on site year-round.
- g. The cameras already installed will assist in watching for mis-use of the station.
- h. Costs:
 - i. Cost expected to be approximately \$12,000 for Option A.
 - ii. This cost includes all building materials, rocks, cement, landscaping and installation.
 - iii. The Ministry of Environment will subsidize 80% of our cost, up to \$30,000.
 - iv. The Ministry has funds set aside for maintenance for the first few years.
 - v. Training is planned for residents, once installed.
- i. Some lakes give stickers at their washing stations and the sticker contains a QR code to open the gate. This is something that we may look at in the future.
- j. May not be in place this season because a lot of work remains to be completed. In the meantime, please continue to wash boats at home with vinegar. Even if your boats never leave our lake, it’s still a good policy to wash your boats at the beginning of every season.

10. Presentation by Mme Gabrielle Ringuette (Biologist) – introduction by Louis Doré

- a. She is a liaison officer, on loan to us from CRE Laurentides, as was Sabrina last season and she is here to respond to lake issues. She has a degree in Biology, focusing on lake bio-diversity.
- b. This summer program has 2 objectives:
 - i. To help us with RSVL Protocols and identify steps we can take to maintain the health of our lake and our shorelines.

- ii. To communicate and educate, such as participation in meetings such as this one, the development of tools to prevent problems and an action plan, in the event that invasive plants or bacterial blooms are introduced to our lake.
 - c. Protocols to be used:
 - i. Take water samples
 - ii. Check for invasive plants
 - iii. Monitor living organisms
 - iv. Monitor shoreline vegetation
 - v. Monitor bacteria.
 - d. 2 years ago, blue green algae were reported in the 3rd lake and a biologist was sent by the town to test it. We have been unable to get test results from the municipality. Mme Ringuette will see if she can discover any information. Louis has pictures and will forward them to Mme Ringuette.
 - e. For questions or assistance, she can be reached at the following email address:
 - i. Gabrielle.ringuette@crelaurentides.org
11. We need municipal intervention for plants on the road side, as well as discarded docks and other floating hazards.
- a. Phone Urbanism at 311 for assistance.
 - b. If you are replacing your dock, please take it to the EcoCentre at 1710 rue Principale. (open 6 days a week, closed on Sundays)
 - c. Barb will re-publish the article about Japanese Knotweed from a previous newsletter.
12. Registry of Septic Tanks – Robert Laliberté
- a. There are new regulations for old or damaged septic tanks.
 - b. There is a registry being developed by the province, which will contain information on ALL tanks around all lakes. Information will be gathered from individual site visits and town records. It is expected to be completed by the end of 2024.
 - c. Low interest loans from MRC will be available.
 - d. Lake water testing was done in 2020 with good results. See APPENDIX C for summary of results of that testing.

- e. We should all be using Bio-safe products in our septic tanks, as well as throughout our homes. Avoid products containing chlorine and phosphorus.

Meeting adjourned at 12:10 pm.

Appendix A: Boat Washing Station Options



Appendix B: Financial Statements

Association des propriétaires du Lac Papineau/Petit lac Long		
Bilan-Balance Sheet		
au-as at 31-12-2023		
	31-12-2023	31-12-2022
Actifs-Assets		
Encaisse-Cash	12 160	33 794
Part Capital Desjardins-Capital Share Desjardins	5	-
Certificat de dépôt-Term Deposit	20 000	-
Frais payés d'avance-Prepaid expenses	-	53
Intérêts à recevoir-Accrued interest	747	-
Total des actifs-Total assets	32 912	33 847
Passifs-Liabilities		
Comptes payables-Accounts payable	59	64
Passif total-Total liabilities	59	64
Avoir des propriétaires/Owners equity		
Avoirs des propriétaires au début-Owners equity beginning balance	33 783	34 467
(Déficit) Surplus de l'année-(Deficit) Surplus of the year	(930)	(684)
Avoir des propriétaires à la fin-Owners equity ending balance	32 853	33 783
Total des passifs et avoir des propriétaires-Total of liabilities and owners equity	32 912	33 847

Association des propriétaires du Lac Papineau/Petit lac Long		
État des résultats-Income statement		
Exercice financier se terminant-Financial year ending 31-12-2023		
	31-12-2023	31-12-2022
Produits-Revenues		
Contributions des membres-Membership contributions	5 310	4 980
Revenus d'intérêts-Interest revenue	747	-
	6 057	4 980
Dépenses-Expenses		
Frais de bureau-Office expenses	440	635
Frais d'activités-Activity costs	1 751	1 252
Achat immobilisations-Purchase of fixed assets	-	543
Casier postal-Postal Box	209	204
Assurances-Insurance	1 551	1 474
Entretien et réparations-Repairs and maintenance	2 780	486
Frais d'enregistrement-Registration fees	117	992
Test qualité de l'eau-Water testing	-	-
Frais bancaires-Bank charges	139	79
	6 987	5 664
(Déficit) Surplus de l'année-(Deficit) Surplus of the year	(930)	(684)

APPENDIX C: 2020 Lake Water Testing Results

WATER TESTING SUMMARY - 2020

As per Environment Quebec, these are the Fecal Coliform accepted metrics for recreational activities in lakes as of 2020:

Selon Environnement Québec, il s'agit des indicateurs de coliformes fécaux acceptés pour les activités récréatives dans les lacs à compter de 2020:

0 – 20	Excellent/Excellente
21 – 100	Good/Bonne
101 – 200	Mediocre
201 +	Bad – no swimming recommended/pas de baignade

2020 Test Results:

- July 2020 - 43 tests performed/ 43 tests effectués.
- Samples taken by/ échantillons prélevés par Robert Bres, Barb Brehn Langer, Tom Brehn. Tests analyzed by/ tests analysés par H²Labs.
- Weather clear and 25C, no substantial rain for 7 days/ Meteo: Temps clair et 25C, pas de pluie importante pendant 7 jours.

0 – 20	39 samples/ échantillons (91%)
21 – 100	4 samples/échantillons (9%) (highest result was 64, found in the river past the bridge/ le résultat le plus élevé était 64, trouvé dans la rivière après le pont)
101 – 200	0 samples/ échantillons
200 +	0 samples/ échantillons