

# **Bob Lake Association**

## 2025 Annual General Meeting

Saturday Aug 9, 2025 10am-noon

HHHS (6 McPherson St, Minden)

or

Zoom

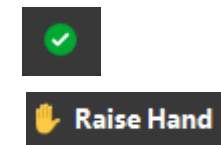
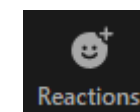
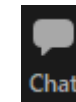


# Agenda

- Welcome & General Announcements
- Approval of Agenda
- Approval of BLA 2024 AGM Minutes
- Report of Officers:
  - Chair's Annual Report to Members on behalf of the Board of Directors
  - Treasurer's Report
- Approval of Revised Constitution
- Update on Priorities:
  - Lake Stewardship
  - Safe Boating
  - Boat Launch
- U-Links Presentation - *Testing the Waters on Bob Lake; An Overview*
- Budget & Fees for 2025
- Election of Board Members
- Other Business
- Closing Remarks

# Welcome

- Welcome and thank you for attending
- Key meeting notes:
  - We are recording this meeting to make available for viewing later by members
- Zoom meeting logistics
  - Everyone has been muted on entry but may unmute themselves at anytime to speak (please stay muted when not speaking in order to reduce background noise and meeting disruptions)
  - Your video camera will be off upon joining but you are free to turn it on/off during the meeting
  - We will be using Zoom’s “poll” feature throughout to capture votes on motions
  - Please ensure your Zoom name includes your first and last name (select Participants, find yourself (should be at top) – to change hover over, select “rename”)
  - Use Zoom’s “**Raise Hand**” (under “**Reactions**”) feature to alert the host of a question/comment, or Zoom’s “**Chat**” feature to send a message to the host
  - Open Q&A at the end of the meeting



Approval of:  
Agenda and 2024 AGM Minutes

# Approval of Agenda

- **Motion #1** – That the proposed agenda be approved
  - Zoom attendees: To express any changes/concerns please use Zoom’s “*Raise Hand*” or “*Chat*” feature, or simply unmute yourself. Get ready for our first Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Approval of 2023 AGM Minutes

- A link to the 2024 AGM minutes was sent via email on July 24, 2025
- **Motion #2** – That the 2024 AGM minutes be approved
  - Zoom attendees: To express any changes/concerns please use Zoom’s “*Raise Hand*” or “*Chat*” feature, or simply unmute yourself. Get ready for our second Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Chair's Annual Report

Dave Roberts

# Chair's Annual Report

- We're 8 years strong!!
- Started over the public boat launch...but we're more than that now!
  - Lake Health (education, info sharing, water testing, research)
  - Safe Boating (shoal/hazard marking, no-wake signage, education, maps)
  - Community Support (Rock the Dock for the Minden Food Bank, PJ Project)
  - Overall advocacy for Bob Lake property owners
- Membership levels – good but needs to grow
  - Active membership level is typically ~50% of the 230 properties...we'd like it to be 80%!
  - Higher membership means a bigger voice for our concerns
  - Ask your cottage neighbours & friends to join – ***help sell the BLA***
  - The \$40 annual fee (never increased) is not likely the deterrent
  - Expand TTRA model where BLA fees are included in road association dues
    - Single annual payment for road + lake association fees with opt-out option



# Treasurer's Report

Ross Gladwell

# BLA 2024 Financial Report

## **BOB LAKE ASSOCIATION** **STATEMENT OF OPERATIONS FOR 2024**



### **Revenue**

Membership Fees	\$	4,380.00
Dock Tag Sales	\$	240.00
FOCA Fees	\$	184.00
Rock-The-Dock	\$	4,805.00
Pajama Project	\$	420.00
<b>Total Revenue</b>	<b>\$</b>	<b>10,029.00</b>

### **Expenditures**

Insurance - general liability, directors and officers	\$	1,144.80
Water testing	\$	424.00
Meeting expenses (AGM) and website fees	\$	246.42
Bank Fees	\$	23.00
Membership fees, FOCA, CEWF, and CoHPOA	\$	302.05
Pass through FOCA individual membership fees	\$	160.00
Dock tags	\$	124.08
Pass through Rock-The-Dock donations	\$	4,805.00
Pajama project expenses	\$	417.96
<b>Total Expenditures</b>	<b>\$</b>	<b>7,647.31</b>

### **Bank**

Opening Balance January 1, 2024	\$	9,120.69
Surplus (Shortfall) of Revenue over Expenditures	\$	2,381.69
Bank Balance December 31, 2024	\$	11,502.38

I certify that the above is a full and accurate record of the Association's financial operations for calendar year 2024.

Ross Gladwell, Treasurer

3 Aug 25

# Approval of BLA 2024 Financial Report

- **Motion #3** – That the 2024 Financial Report be approved
  - Zoom attendees: To express any changes/concerns please use Zoom’s “*Raise Hand*” or “*Chat*” feature, or simply unmute yourself. Get ready for our fourth Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Approval of: Constitution Updates

# Approval of Revised Constitution

- A link to a proposed revised constitution was sent via email on July 24, 2025
- Summary of changes
  - Correction of typo (section 7.4)
  - Update definition to general/special meeting quorum to include proxies (section 11.5)
- **Motion #4** – That the proposed revised constitution be approved
  - Zoom attendees: To express any changes/concerns please use Zoom’s “*Raise Hand*” or “*Chat*” feature, or simply unmute yourself. Get ready for our third Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Lake Stewardship Update

Sue Pyke & Ryan Brooks

# Bob Lake Health & Stewardship

- We are all stewards of Bob Lake
- As stewards we all have a responsibility to protect the natural environment of this Lake we love.
- Bob Lake is a head lake. This means that our problems are our own. They come from our septic tanks, our boats and our activities.



# What Causes Hazardous Algae Blooms

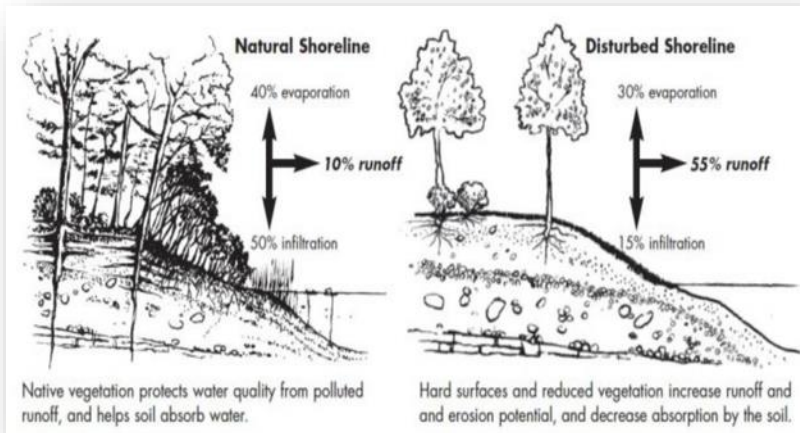
- Septic systems



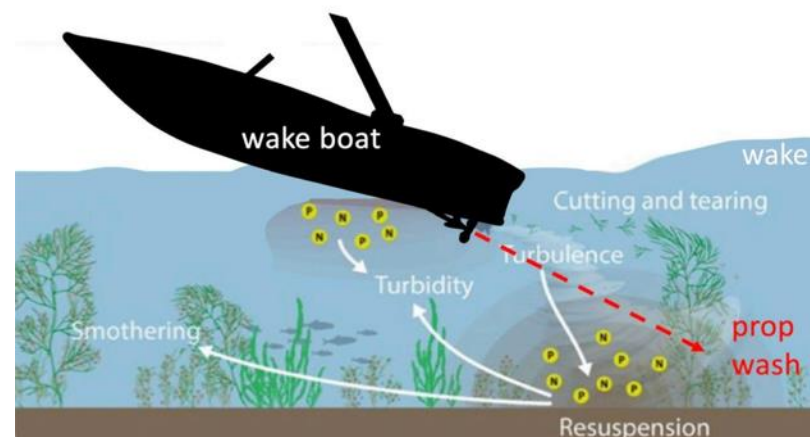
- Fertilizer and Other Chemical Use



- Runoff



- Excessive Wakes





# Priority – Septic Health


- Learn & Educate
- Learn How To Care For Your Septic System
- Proper Maintenance can Save your Lake  
AND Save Property Owners Thousands \$\$
- Septic Tips & Guest Posters

## RENTING YOUR COTTAGE?

Protect Your Investment And Your Lake.

HERE ARE 3 SIMPLE SUGGESTIONS:

1. Ensure that you do not have an overcapacity crowd in your cottage  
Capacity = # of bedrooms x 2  
FOR EXAMPLE: A 3 bedroom cottage should not have more than 6 overnight occupants.  
*IF YOU HAVE MORE PEOPLE THAN THAT:*
  - \* RAW SEWAGE enters your tile bed and the water table
  - \* you have to REPLACE your tile bed COSTING thousands of dollars and your lake becomes POLLUTED.
2. Post the C.H.A. Rental Posters in the Kitchen, Washroom, Laundry Room and Garbage Areas  
Help your guests who may not be used to lake life and septic systems with practical tips:




3. Let your renters know that you are part of a lake community  
Many people come to the lake for the peace and tranquility – ask them, kindly, that they respect this fact – particularly after dark.

**Happy Renters, Happy You & Happy Lake!**

## SIMPLE SEPTIC TIPS TO KEEP OUR LAKES CLEAN

FACT: Efficient Septic Systems Pollute Less → What Your Septic System Needs: Time & Bacteria

In order for GOOD Bacteria to work: Don't let 'bacteria killers' down the drain. They kill the good bacteria in your system. Don't let these 'bacteria killers' down the drain:



- a. Chlorine Bleach & products containing chlorine
- b. Anti-Bacterial Soaps & Products
- c. Dishwasher Detergent containing chlorine (most brands do!)
- d. Dishwasher Rinse Aids (Tip: use lemon juice instead)
- e. Cream Cleansers – most have chlorine (see a.)
- f. Drain Cleaners
- g. Automatic Toilet Bowl Cleaners
- h. Liquid fabric softeners

**DID YOU KNOW...** It only takes ONE load of dishes using a regular detergent to kill ALL the good bacteria in your system for up to 4 days!

**TIPS:**

- Use Septic Friendly Products (look for packages saying: no chlorine & no phosphates)
- Never use a garburator
- If soap, toilet paper or cooking grease get down your drain or anyone in the house is on antibiotics – use EcoEthic Septic Treatment once a month to provide your system with the correct bacteria and enzymes to digest these items

**TIME TIPS**

Your system needs as much time as you can give it to digest the waste you put in before the next load of water arrives.

Remember: One Drop In = One Drop Out Of Your System

**Give your system time by Minimizing Water Use and Spreading It Out Over Time**

1. Your septic system is sized to handle 2 people for every bedroom – not more
2. Cut your household water use by 27% by installing an Ultra Low flow – 3 litres per flush
3. Try not to do more than ONE load of laundry per day
4. Keep showers short & use a low flow shower head
5. Use every opportunity to use less water when doing regular activities
6. Get a licensed septic pump to pump out and inspect both sides of your tank every 3-5 years.

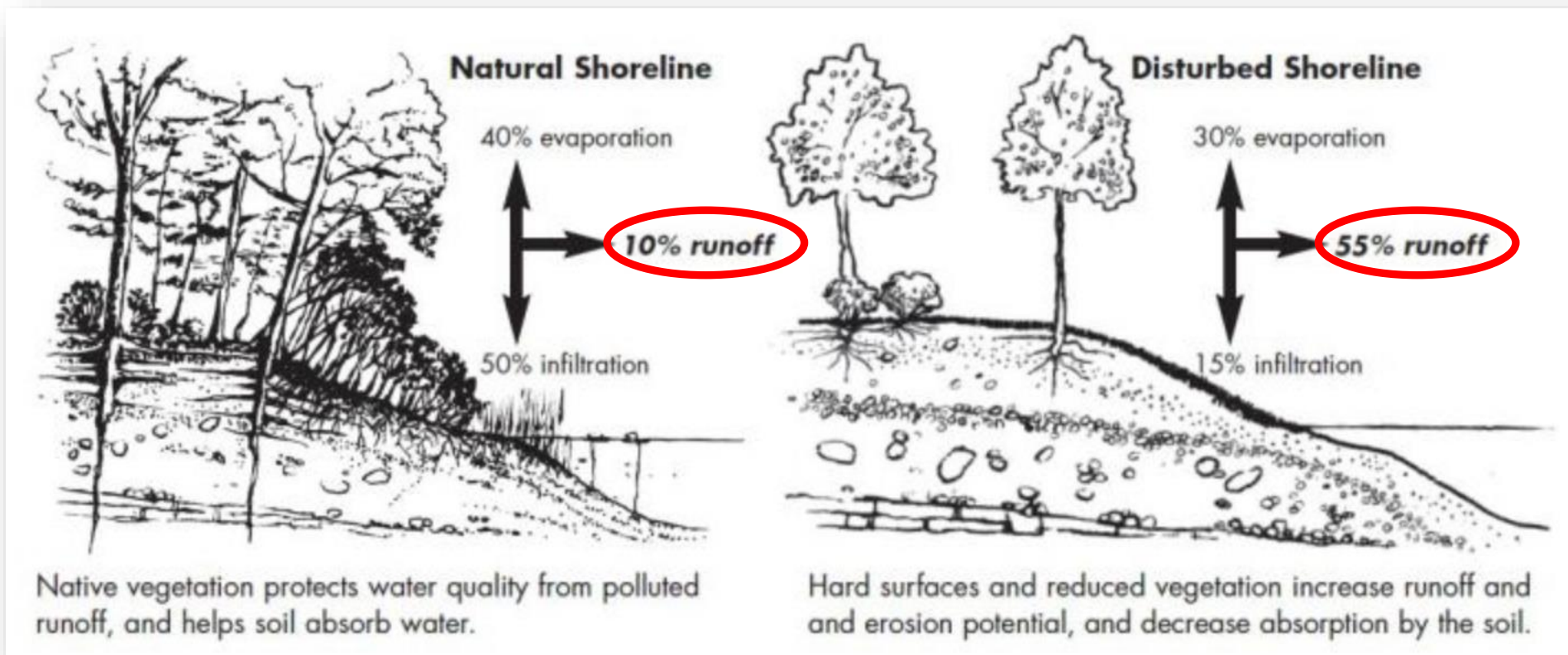
For great entertainment & more info watch the "Poop Talk" Lake Protectors Video at [www.colpoa.org](http://www.colpoa.org)

**SEPTIC TIPS**

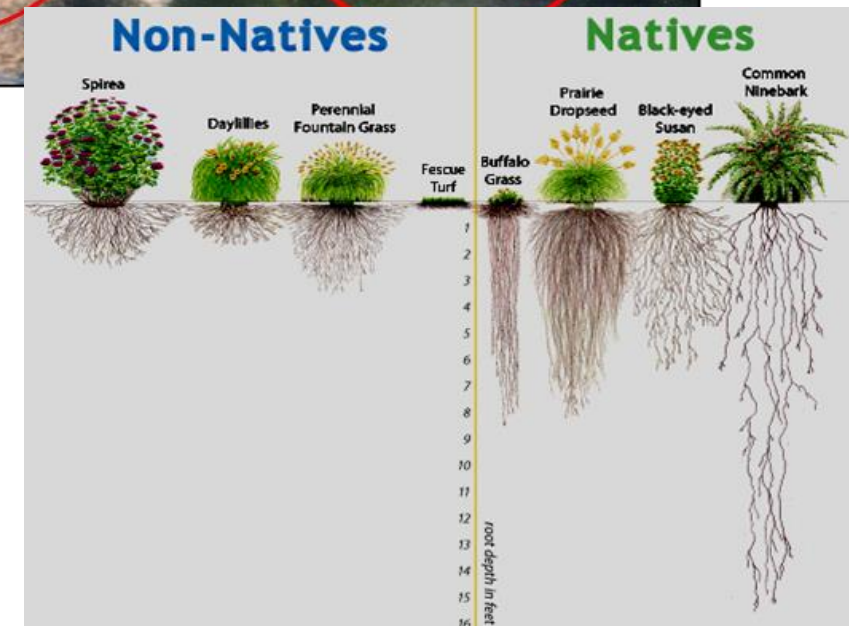
**C.H.A.** Canadian Home & Lake Association

# Priority – Natural Shorelines

## Natural Shorelines Are Critical in Minimizing Runoff



- Results of Study – 92% of lakes need renaturalization
- Average = 47% Natural vs 75% needed – if you have less than 75% please start planting
- Next Steps
  - Read Tip sheets
  - Other Resources – Master Gardeners Guide Book
  - Videos Available on Bob Lake Website
    - Videos
    - Slope, Soil type
    - Plant Selection Guide
    - <https://www.cohpoa.org/shoreline-health/shoreline-plant-search/>
  - Work with Local companies, Master Gardeners, The Land Between, Abbey Gardens





# Actions for You to Take

1. Eliminate:
  1. Fertilizer Use
  2. All Chemical Cleaners
  3. Salt Use
2. Must Do:
  1. Get your septic inspected and working optimally
3. Reduce/Minimize:
  1. Water Use – 1 load of laundry is the max in a day
  2. Soap Use
  3. Cottage Occupancy (never more than your septic is equipped for)
  4. Size of your boat's wake especially near the shore
4. Increase:
  1. Bacterial Cultures in your septic – EcoEthic
  2. Knowledge of all cottage visitors – Septic Tips
  3. Native plants (plant 5 plants per year)

## SIMPLE SEPTIC TIPS TO KEEP OUR LAKES CLEAN

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- f. Drain Cleaners
- g. Automatic Toilet Bowl Cleaners
- h. Liquid fabric softeners

DID YOU KNOW...

?

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EcoEthic SEPTIC TREATMENT IS AVAILABLE AT:

- The Country Bakery  
Carnarvon, Just north of the intersection of Hwy. 35 & 118
- Northern Expressions  
13588 Hwy #118, Haliburton

**TIPS:**

- Use Septic Friendly Products (*look for packages saying: no chlorine & no phosphates*) • Never use a garburator
- If soap, toilet paper or cooking grease go down your drain or anyone in the house is on antibiotics – use EcoEthic Septic Treatment once a month to provide your system with the correct bacteria and enzymes to process these items

For great entertainment & more info watch the "Poop Talk" Lake Protectors Video at [www.cohpoa.org](http://www.cohpoa.org)

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6. Get a licensed septic pumper to pump out and inspect both sides of your tank every 3-5 years.



[www.cohpoa.org](http://www.cohpoa.org)


SEPTIC TIPS

Ways to Reduce Water Use – Over

# Shoreline Re-Naturalization and Septic Resources


- Bob Lake Association Website: Lake Health Section <https://boblakeassociation.ca/lake-health/>
- Master Gardeners
  - <https://www.haliburtonmastergardener.ca/category/guidebook/>
- Abbey Gardens
  - <https://abbeygardens.ca/shoreline/>
- Ontario Native Plants – Discount Code: BobLake
  - <https://onplants.ca>
- Mike Rahme – Septic Inspections and Advice
  - <https://homeproinspections.ca/septic-tank-inspections/>





As a Bob Lake property owner, present this coupon to receive a one-time discount of 10% with a minimum purchase of \$150 at Minden's **Rising Thymes** located at 124 Bobcaygeon Road

*Help improve the health of our lake by maintaining a healthy septic system with septic treatment and eco-friendly products available at **Rising Thymes***



Bob Lake property owner name \_\_\_\_\_

Bob Lake property address \_\_\_\_\_



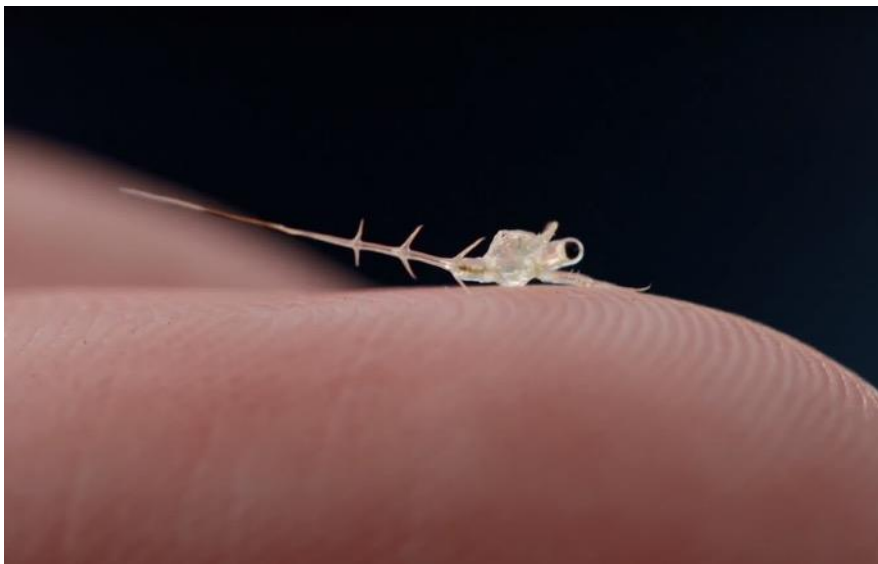
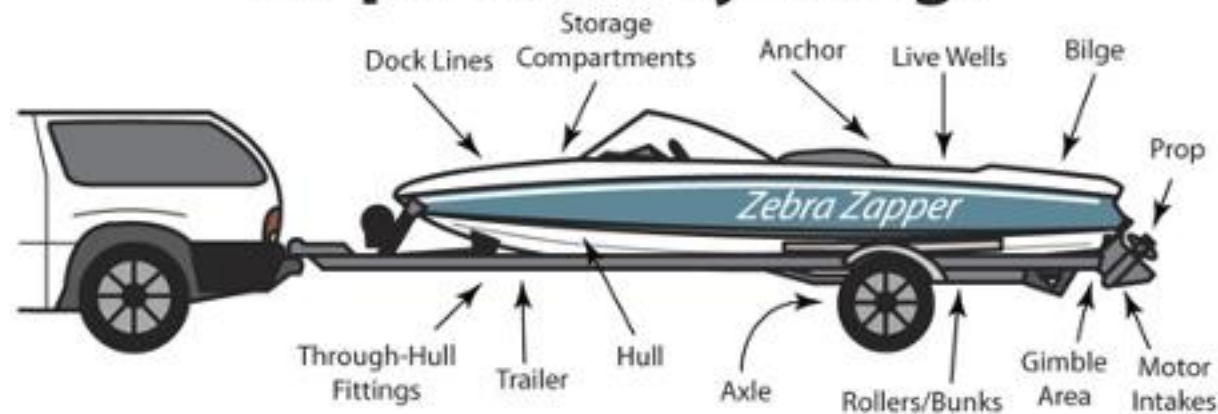


# Invasive Species – PLEASE Clean, Drain and Dry

- Spiny Water Flea
- Chinese Mystery Snails
- Eurasian Milfoil

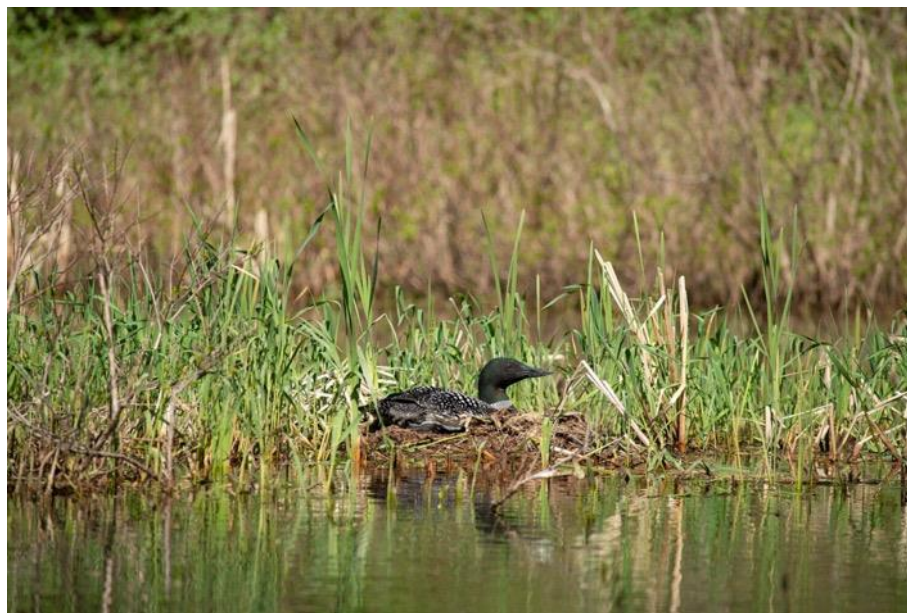
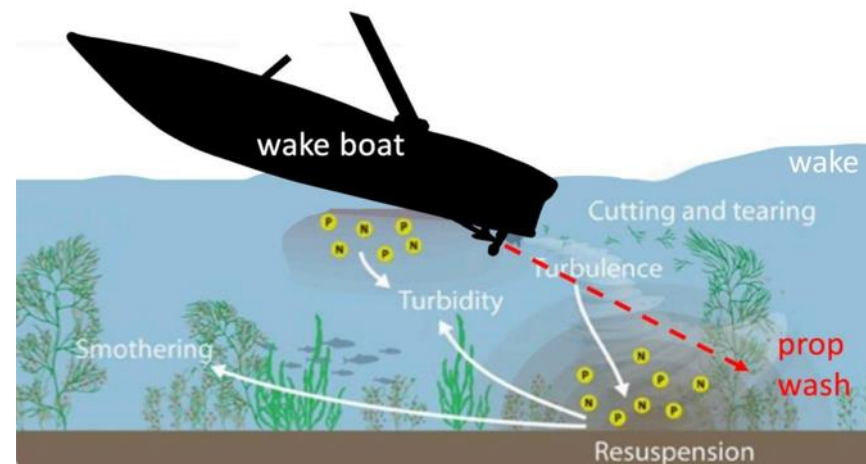
Before leaving and before launching...

**inspect everything!**



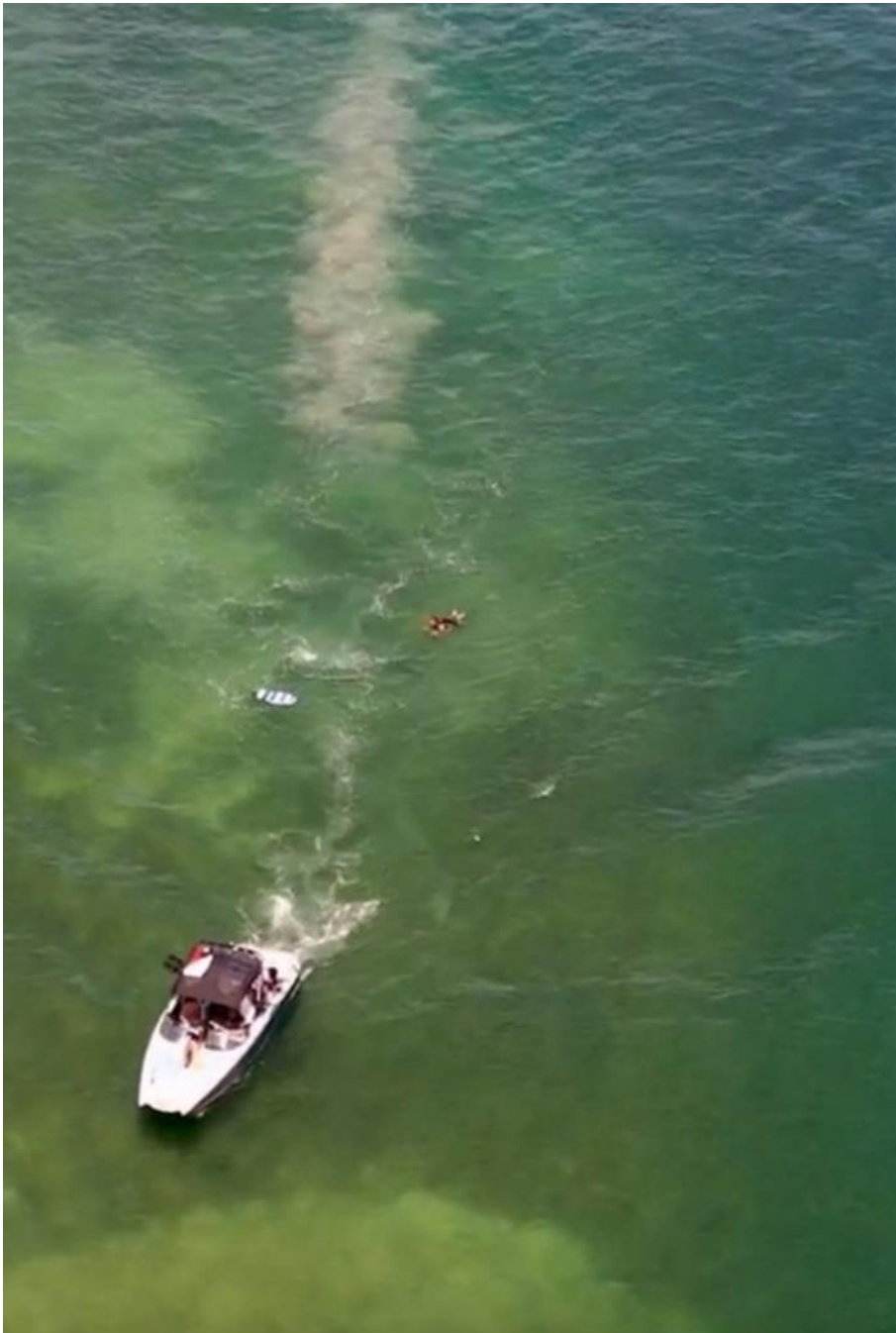


# Another threat to Bob Lake Health – Wake Boats



# ENERGY DISSIPATION AND BOTTOM SCRUBBING

Wake boat energy doesn't dissipate in deep water but damages shorelines and habitats upon contact. Lake bottom friction increases damage, especially in steep-sloping lakes.





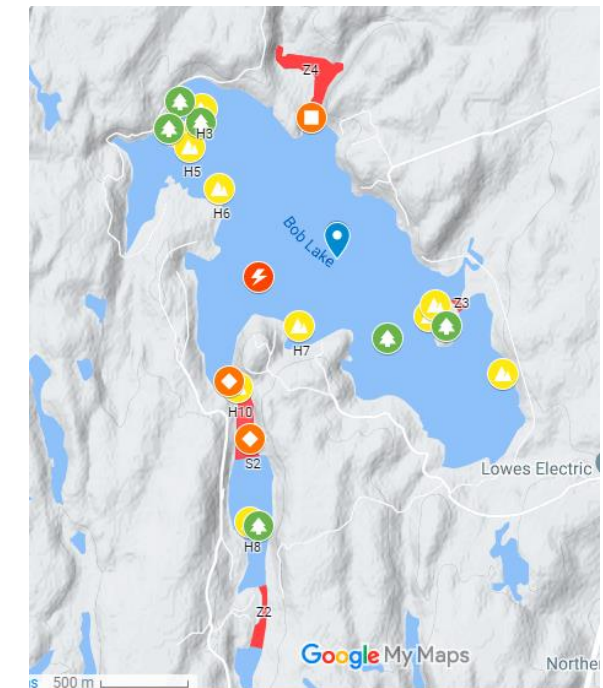
# Our Lake, Our Choice, We Can Make A Difference



- Act Now
- Educate yourself and Others by reading resources and watching videos on the BLA website

# Safe Boating Update

Dave Roberts

[illegible]

# Safe Boating Update (continued)

New Lost and Found webpage (<https://boblakeassociation.ca/lost-and-found>)

- One item recovered
- One item still pending



# Boat Launch Update

Dave Roberts

# Boat Launch Update

- Thank you to the Boat Launch Committee members
  - John du Manoir, Ross Gladwell, Laurent Joncas, Gary Olesinski, Dave Roberts, Robert Roszell (Chair), Bruce Stephens, Erwin Speckert, Elaine Wray
- Last year's Plan C delegation attempt to Council "dead in the water"
  - We shared our attempted Plan C delegation material at last year's AGM
  - Staff report issued in March of this year concluding that expropriation was an "extraordinary power" not suitable for restoring a public boat launch
  - Our response to the township outlining our concerns over the atrocious staff report has been shared (read full story on <https://boblakeassociation.ca/boat-launch>)
  - No action so far on olive branch motion for staff to speak to the dam property owner

# Boat Launch Update (continued)

- What's next – introducing "Plan L"
  - The BLA has engaged a municipal lawyer ([SV Law](#)) for a full legal opinion of our options
  - Extremely positive response – prescriptive easement & Ontario Road Access Act don't apply, but the Forced/Trespass road angle does!
- Lawyer letter issued to the Township on July 29
  - *"Demands that the Township take steps to re-open, and secure permanent public access"*
  - Corrects Township's previous legal assessment of expropriation – it is **not** an "extraordinary power" or rare for a municipality to use, but rather it's routinely used for public purposes like this
  - Recommends expropriation as the simpler option with less legal expense and remuneration for the landowner
  - Should the Township choose to not pursue expropriation, *"The Association can commence an Application in the Superior Court of Justice seeking Judgment vesting title in the Boat Launch Lands in the Township as a forced/trespass road"*
  - Our court application has a strong case
  - By going to court, the Township risks higher legal costs, paying our legal fees (plus "other ancillary relief"), and no remuneration to the landowner



# Boat Launch Update (continued)

- We are confident that “Plan L” will be successful eventually, but...
  - It’s unlikely to happen quickly
  - We need an interim solution to help those without an “arrangement” to launch their boat
- We are investigating a “Private Launch Sharing Program” where:
  - The BLA will act as a coordinator to connect Bob Lake boat owners who have no launch solution with willing property owners (on their terms) who have a private launch
  - “Terms” could include things like
    - Specific dates
    - Owner present or not present
    - BLA representative present
  - Contact Erwin Speckert ([bla.ca.info@gmail.com](mailto:bla.ca.info@gmail.com) or 705-286-3034) for more information



# Testing the Waters on Bob Lake; An Overview

Jack Scott from U-Links

# Budget and Fees for 2025

Ross Gladwell

## BOB LAKE ASSOCIATION PROPOSED 2025 BUDGET AND YEAR -TO-DATE JULY 31, 2025

<u>REVENUE</u>		<u>YEAR-TO-DATE</u>
Membership Fees - 100 @ \$40	\$4000	\$4,640
Dock Tag Sales - 6 @ \$20	\$120	\$120
FOCA pass through fees	\$160	\$157
<b>Total Revenue</b>	<b>\$4280</b>	<b>\$4,917</b>
<u>EXPENDITURES</u>		
Insurance	\$1235	\$1,167
Bank Fees	\$50	\$0
Website	\$140	\$23
Meeting Expenses	\$350	\$243
Membership Fees		
- FOCA	\$170	\$170
- CEWF	\$75	\$75
- COHPOA, including donation of \$50	\$65	\$150
Seminar Attendance Fees - FOCA, CEWF	\$200	\$42
Water Sampling and Testing	\$500	\$318
FOCA pass-through fees	\$225	\$226
Donation in support of U-Links water testing		\$100
Social Committee Activities	\$400	
Dock Tag Purchases		\$71
<b>Total Expenditures</b>	<b>\$3410</b>	<b>\$2,584</b>
Opening Balance January 1, 2024	\$11,502	\$11,502
Surplus (Deficit) of Revenue over Expenditures	\$870	\$2,333
Liability - Legal fees with respect to Boat Launch		\$5,975
Balance July 31, 2025	\$12,372	\$7,860

Prepared by Ross Gladwell, Treasurer  
3 August 2025

# Approval of Budget and Fees

- **Motion #5** – That the proposed 2025 budget be approved and the annual BLA membership remains at \$40
  - Zoom attendees: To express any changes/concerns please use Zoom’s “*Raise Hand*” or “*Chat*” feature, or simply unmute yourself. Get ready for our fifth Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Election of Board Members

# Election of BLA Directors

- BLA members standing for re-election to the Board of Directors \*\*

1. Ryan Brooks
2. Ted Gayowsky
3. Ross Gladwell
4. Jim Hyland
5. Laurent Joncas
6. Gary Olesinski
7. Sue Pyke
8. Dave Roberts
9. Robert Roszell
10. Erwin Speckert
11. Elaine Wray

- Call for nominations

— \_\_\_\_\_

\*\* Paragraph 8.1 of the Association constitution requires no fewer than 7 nor more than 11 directors

# Election of BLA Directors

- **Motion #6** - That the members of the Board of Directors as elected be approved.
  - Zoom attendees: To express any changes/concerns please use Zoom's "*Raise Hand*" or "*Chat*" feature, or simply unmute yourself. Get ready for our sixth Zoom poll!
  - Local attendees: To express any changes/concerns simply raise your hand.
  
  - Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_

# Other Business

- Rock the Dock charity & social event

- Saturday July 19 2-4pm and featuring our very own ***Bo Blake Band***
- Many thanks to our BLA Social Committee and its Chair (Pamela England) for coordinating another hugely successful event this year!
- We raised \$6345 this year, bringing our 4-year total contributions to over \$18,000!!!
- Follow the Bo Blake Band on Instagram ***@Bo\_Blake\_Band***

- We're on Facebook!

- Finally riding the social media wave!
- Join the group @ <https://www.facebook.com/groups/boblake>
- Ask a question, start a discussion, post a picture





# Other Business

- Save your pull tabs!!

- Great cause - Lindsay Lions Club for Guide Dogs of Canada
- Send email to [bla.ca.info@gmail.com](mailto:bla.ca.info@gmail.com) for pick-up/drop-off instructions



- Dock Tags (<https://boblakeassociation.ca/docktags>)

- 6 Dock Tags in this year's order (117 sold in total)
- “Dock Tag Decals” for your water toys such as kayaks, pedal boats
  - Found a Toronto based company that provides custom waterproof decals (<https://www.stickeryou.com/en-ca/products/waterproof-stickers/849>)
  - Been field testing for over a year – looking good!!
  - An 8.5” x 11” sheet of 8 comes in around \$40
  - Can be used as a Dock Tag with a small section of aluminum flashing
  - Any interest?



Bob Lake Association AGM





# Closing Remarks

- Thank you for joining!
- Stay safe!!
- See you on the lake!!!
- Elbows up!!!!

