

The Bob Lake Association

**Minutes of the Annual General Meeting
HHHS Auditorium
Saturday August 9, 2025 @ 10:00 a.m.**

Present: 24 in-person + 6 via zoom

Proxies: 13

Total of 43 voting members (properties) represented

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
 - Treasurers 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

Minutes

Welcome & General Announcements

- All members were welcomed and thanked for attending.
- Members were informed that the meeting was being recorded for viewing by members later
- The Zoom logistics were explained to the Zoom participants.

Approval of Agenda

- **Motion #1** – That the proposed agenda be approved. Moved by Anne Stephens, seconded by Nathan, motion carried.

Approval of 2022 AGM Minutes

- **Motion #2** - That the 2025 AGM minutes be approved. Moved by Loge Valer, Steve Nicols, motion carried.

Report of Officers

Chairs annual report

- This is Dave Roberts first year as chair and he thanked Laurent Joncas for doing a fantastic job of chair for the past 7 years.
- The BLA was started back in 2017 because of the public boat launch, which remains our number one focus, but we are much more than that now.
- **Lake Health:** We have come a long way. We have two very strong members on our Lake Stewardship committee. There has been emphasis on revamping our website that includes a lot of education and information sharing.
- Both our presentations today are focused on Lake Health. It is a main focus right behind the boat launch and once we have dealt with the launch it will be our number one focus.
- A healthy lake is tied to our enjoyment of the lake and our property values.
- **Safe Boating:** we have shoal/hazard markings, no-wake signage, education, maps
- **Community Support:** We are doing well supporting the community with projects such as Rock the Dock which has raised money for the past 4 years for the Minden Food Bank, and the PJ Project which was started last year and will be talked about later in the meeting.
- **Overall Advocacy:** a single voice to represent the lake
- **Membership Levels:** we're good in general as we run at about 50% but higher numbers would make our voices stronger when representing our lakes' agenda.
- We opened the AGM this year to non-members, with the intent to help grow the membership.
- Members can help sell the BLA by asking cottage neighbours and friends to join.
- Road associations could, as has been done by the Trellis Trail Road association, add the cost of BLA membership to the road dues. If the two dues are joined it makes it much easier for everyone.

Treasurers report

- Our income comes from membership fees, with a small amount coming from dock tag sales.
- Any other revenue collected, such as Rock the Dock, PJ Project and the lake management membership fees, go straight through to those organizations.
- Our Treasurer went into detail explaining the revenue and expenditures for 2024.
- *Summary of the revenue and expenditures for 2024:*
- Bank balance January 1, 2024: \$9,120.69
- Total revenue: \$10,029.00
- Total expenditures: \$7,647.31
- Bank Balance December 31, 2024: \$11,502.38
- The detailed breakdown of the revenue and expenditures for 2024 can be found at <https://boblakeassociation.ca/wp-content/uploads/2025/08/bla-agm-2025-presentation-1.pdf>
- He explained the importance of the membership fees we pay to FOCA, CEWF and CoHPOA. These organizations do a lot of good work for us and provide us with helpful information.

- Kathy Gamblen, treasurer of the TTRA, reviewed the bank statements, income sheets, balance sheets, cash flow and receipts, and based on her review she stated that she is not aware of any discrepancies in our financials.
- **Motion #3** - That the 2024 Financial Report be approved. Moved by Ross Gladwell, seconded by Ryan Brooks. Motion carried.

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. Moved by Dave Roberts, seconded by Terry Wray. Motion carried

Update on Priorities

Lake Steward update

- Ryan Brooks reminded us that we are all stewards of the lake and responsible for its health.
- Our actions contribute to the lakes' health or the deterioration of its health.
- Bob Lake is a head lake. No other lakes feed into it which is great, but it means our problems are our own, they come from our septic tanks, our boats and our activities.
- Ryan proceeded with an informative presentation discussing hazardous algae blooms, the spiny water flea, an invasive species found on our lake this year.
- He talked about septic health, and the importance of keeping our septic systems in tip top shape because all the water from septic systems makes its way into the lake no matter how far away it is from the shoreline.
- He talked about the importance of having a natural shoreline.
- A natural healthy shoreline serves to filter the water from the septic system. We should all be aiming for at least a 75% natural shoreline
- We need to treat the water in our septic system so it is functioning optimally, and we also need to filter it as best we can before the water gets into the lake.
- The threat of excessive wakes, in particular from wake boats, contribute to Algae blooms.
- We were provided with handouts with reminders on how to keep our lake healthy.
- More detailed information as well as useful links to other helpful websites can be found on our website at <https://boblakeassociation.ca/lake-health/>

Safe boating update

- Not much has changed since last year
- We created a lost and found page
- Contact the BLA should you have missing docks/ramps as we can assist in getting them back to you

- Purchasing a Dock Tag will help getting stray docks back to owners
- Lots of resources on our website about safe boating practices, various maps that show where our hazard buoys and our slow no wake signs are located
- More information about Safe boating can be found on our website at:
<https://boblakeassociation.ca/safe-boating/>

Boat Launch Update

- Dave thanked the boat launch committee that has met many times over the past year
- Our Plan C delegation attempt last year was denied
- A staff report issued by the township in March concluded that expropriation was an “extraordinary power” and not suitable for restoring a public boat launch
- Our response to council outlining our concerns over the atrocious staff report has been shared and the full story can be read on <https://boblakeassociation.ca/boat-launch>
- We have since moved on to Plan L and retained the services of a lawyer
- We are not going to share the full legal assessment but will share some quotes from a letter that was sent by our lawyer to the township a couple of weeks ago. When we share the full contents of the letter, we encourage you all to read it.
- We have given council till September 30th to respond.
- The letter “*demands that the township take steps to re-open and secure permanent public access*” to the boat launch.
- Expropriation is not an “*extraordinary power,*” but is routinely used, is perfectly valid for this purpose, and is a simpler option with less legal expense for the landowner (and in fact the landowner would receive some remuneration for the land)
- Should the township choose not to pursue expropriation “*The Association can commence an Application in the Superior Court of Justice seeking Judgement vesting title in the Boat Launch Lands in the Township as a forced/trespass road*”
- A forced/trespass road is a public highway maintained by the public, used by the public on private land
- The township has hundreds and hundreds of kilometers of forced/trespass roads, a section of Claude Brown being one of them, so it is not new.
- You cannot just close a forced/trespass road. It’s a lengthy process which was not followed by the township
- By going to court the Township risks higher legal costs, they will have to pay our legal costs, they will be forced to take title, and there will be no remuneration to the landowner
- We are hoping the Township will reassess our look at expropriation and take the easy straightforward way.
- If they refuse to do anything then we have this option to go to the courts and force them to take title

Questions/Comments

- A point was made by a member that once the letter is shared with our members, we also should share it with people on our lake who are not members. This will give them the opportunity to get involved with the legal process.
- Response:

Good point. This ties back to increasing our membership, so not only will we have more money to add to the war chest, but it will also show that we are representing a healthy majority of property owners.

- Another member pointed out that we have been at this for eight years and we're not giving up.
- A member asked:
For those who are not members, and don't feel the need to be part of this boat launch thing, and if this all does work out and we go back to having a boat launch how does this help the lake?
Response:
 - There are thirty-two private boat launches on the lake and likely at least ten of them have been installed since the loss of the boat launch. The effect of these additional boat launches has reduced the number of naturalized shorelines. Having the public boat launch means many of the private launches will be encouraged to naturalize their shoreline which will be beneficial to the lake.
 - Increased property values will benefit people who are renting their cottages and encourage people to buy cottages on the lake.
 - The private boat launch owners who are currently allowing others to use their launch are sure to be happy not to have to do so.
- A member mentioned that the local papers have been following this story for the past eight years and have published a lot of information on the issue. He wondered if there was any value in going to the papers with the latest plan at this point or is it something we would like to hold off for the time being.
Response:
 - We have decided at this point to hold off until we get the council's response to the letter.
 - If council decides to go to court, then we will take this to the papers, and not just to do a little blurb but do an investigative report on the whole history of this.
- A member pointed out that the current owner would have a hard time selling his property with an active legal case against him.
- To conclude: We are confident that Plan L will be successful, and our lawyer is also very confident, but it will not happen quickly so in the interim we are investigating a Private Launch Sharing Program.
- Please contact Erwin Speckert (bla.ca.info@gmail.com) or 705-286-3034 for more information.
- Question to Erwin regarding the reaction of people who have been approached so far on boat launch sharing.

- Response:
 - Everyone so far has been neutral to positive.
 - The math works out to, if every private boat launch owner would allow eight other property owners use their launch, we would literally cover all 230 properties.
 - Some properties we do not have information for, but we are hoping we can contact about 200 property owners .
 - We are hoping that by the spring we will have made enough contacts to start the process of finding launches for those that need them.
 - We would only ask private boat launch owners with fewer than 8 using their launch if they are open to sharing.
 - We have identified all the owners of the private launches and on an as needed basis we have been able to solve some unique problems.

U-Links Presentation – Testing the Waters on Bob Lake; An Overview

- Jack Scott, the Water Quality Coordinator at U-Links was introduced.
- He has recently obtained an Honours degree in Ecological Restoration from Trent University, as well as a diploma in Ecological Restoration from Fleming College.
- Jack started off by saying that some of his presentation, such as shoreline naturalization and septic inspections were covered very well by our Lake Steward presentation.
- When Jack started at U-Links he was tasked with growing the number of lakes participating in water testing from 10 to 25, ours being one of them.
- U-links shares data they collect with other organizations such as the Lake Partner Program (LPP) which in turn shares data with them, saving duplicating tests for nutrients found in the water.
- A question was asked about the impact of fixed docks on the lake, and does it matter the type of material the dock is made of.
- Response:
 - The impact is minimal given the size of your shoreline vs the size of the dock,
 - Just make sure the rest of the shoreline is natural
 - The most important issue is dock disposal and making sure your dock is disposed of properly and before it starts to deteriorate
 - U-links is doing a study of abandoned docks and how they may be producing microplastics in the lake
 - He suggests keeping your dock as natural as possible by using wood (rather than plastic) and staying away from styrofoam
- He continued to present more information about water testing and water quality. The full presentation can be found on our website at: <https://boblakeassociation.ca/wp-content/uploads/2025/08/u-links-presentation.pdf>

Budget & Fees for 2025 and year-to-date (July 31st) report

- *Summary of the proposed 2025 budget*
- Opening bank balance January 1, 2025: \$11,502
- Proposed revenue: \$4,280
- Proposed expenditures: \$3,164

- Bank Balance at 2025 year end: \$12,372
- *Summary of July 31, 2025, actuals*
- Opening balance January 1, 2025: \$11,502
- Revenue to date: \$4,917 (we have additional members than forecasted)
- Expenditures to date: \$2,584
- Liabilities – legal fees related to Boat Launch: \$5,975
- Bank Balance to date: \$7,860
- See the AGM 2025 webpage on our website for the detailed breakdown of the proposed and actual budgets at <https://boblakeassociation.ca/wp-content/uploads/2025/08/bla-agm-2025-presentation-1.pdf>
- **Motion #5**– That the proposed 2025 budget be approved and the annual BLA membership remains at \$40. Moved by Ross Gladwell, seconded by Laurent Joncas Motion carried.

Election of BLA Directors

- BLA members standing for re-election to the board of Directors: Ryan Brooks, Ted Gayowsky, Ross Gladwell, Jim Hyland, Laurent Joncas, Gary Olesinski, Sue Pyke, Dave Roberts, Robert Roszell, Erwin Speckert, Elaine Wray
- Our bylaws state that our board should be no less than 7 and no more than 11
- We currently have 11, but a call for nominations is out if someone does want to join, which will trigger an election
- No one came forward which leaves the board as is
- **Motion #6** - That the members of the Board of Directors as listed be approved. Moved by Dave Roberts, seconded by Anne Stephens. Motion carried.

Other Business

- **4th annual Rock the Dock** charity & social event was held Saturday July 18, 2-4pm
- Many thanks to our BLA Social Committee and its Chair (Pamela England) for coordinating another hugely successful event last year.
- A great addition this year was the ability to work directly with the Minden Food Bank and do a campaign right on their website.
- Working with the food bank directly, allowed folks to get a tax receipt.
- We raised nearly \$6,300 this year bringing our 4 year total to over \$18,000!
- **Bob Lake Facebook page** was started this year, and Ryan Brook and Elaine Wray are administrators.
- More information will be forthcoming but please feel free to join the page
- **Anne Stephens spoke about The Pajama Project.**
- Last year we joined in with the South Lake Pajama Project, and we collected \$420 and 22 sets of pajamas for the project.
- We are going to collect again this year. The project supports about 10 different places in Minden and Haliburton including women's shelters, a single parent's group, and other organizations in need.
- You can email transfer donations to bla.ca.trea@gmail.com and specify that you want the donation to go to the Pajama Project
- Alternatively, you can deliver pajamas to 1321 Claude Brown Road, Dock tag 209.
- Recipients of the pajamas are very grateful, so donations are very much appreciated.

- **Pull Tabs collection** – please drop off your tabs at Dock Tag 105
- The tabs go to the Lindsay Lions club to provide seeing eye dogs for those in need
- **Dock Tags**- we sold 6 this year bringing the total over the years to 117.
- Last year we talked about Dock Stickers
- We have been testing them for a year to check their durability and they are very durable.
- They are a bit expensive, but you get 8 and they may replace the dock tags.
- Dock tags are more of a pain because of shipping issues, one being the expense
- The stickers on the other hand are about \$40 a sheet and can be sent by mail to the individual.
- The members were asked if they were interested, and gauging the response from the members we will look at fully launching the stickers and add the information to the website

Q&A

- Many questions already asked and answered.
- Members were reminded to go over to the Master Gardeners booth, for information on naturalizing your shoreline.
- Members were also reminded to pick up the handouts from CHA about protecting Lake Health, and a BLA handout reminding members of the benefits of BLA membership

Closing Remarks

- Thanks to the board members.
- Thanks to all for joining.
- Stay Safe
- See you on the lake.

Adjournment

- Motion to adjourn. Moved by John du Manoir, seconded by Elaine Wray
- Meeting was adjourned at 12:00 p.m.