

**CLEAR LAKE COTTAGERS' ASSOCIATION
ASSOCIATION CHALETS LAC CLAIR
SUNDAY 03 August 2025
ANNUAL MEETING MINUTES**

1. Call to order at 1:02pm – 30 - (28 members plus 2 guests)
Guests - Mayor Thorne-Rochon, Counsellor Kaitlynn Nicole
2. Adoption of Agenda. Moved by Jean Anawati, seconded by Peter Bain that the agenda be approved as amended by the group. Approved by All.
3. Approval of Minutes of Annual General Meeting 04 August 2024. Moved by Al Hardiman, seconded by Catherine Bacque to accept the minutes as posted. Approved by All.
4. Treasurer / Membership Reports. Joyce Jolley presented a financial report outlining a balance of \$2456.66 as of 31 July 2025

Total paid up members (2024-2025) : 36

Total paid members (2025-2026) to date : 18

Joyce advised that members appear more apt to pay dues after receiving a notice by mail. Email notice is not as effective. There was open discussion on the pros and cons of mailing vs email vs personal delivery. Howie advised that the Board would implement review the issues and make changes in 2027

Moved by Jo Somers, seconded by Al Faubert that the Treasurer / Membership Coordinator's report be accepted. Approved by All.

5. President's Report. President Howie introduced guests from the Municipality and thanked the members who volunteer their services and turn out to meetings. He reported the unfortunate passing of members Len Tighe, Gail Timm, Jocelyn Anawati, and Betty Allary. Howie suggested that some inappropriate activity over the past year (see Neighbourhood Watch) highlights the importance of doing the right thing by advocating lake protection and stewardship. Howie encouraged members to call authorities when they witness problematic behaviour in or around the lake.
Members were advised that the Lake History project undertaken in 2021 has produced great results. He thanked the committee members for volunteering their time and reported in the near future, members will be notified that a link to the final presentation has been posted on the CLCA website.
Howie stressed "Strength in Numbers" encouraging members to reach out to neighbours and encouraged everyone to remember our CLCA slogan " If you wouldn't eat or drink it...please do not put it in our lake!"

6. **Lake Partner Program** – Al Faubert provided a comprehensive report on lake water testing, explaining the procedures used . He has completed 2025 testing, but results are not yet posted. Despite a delay by the Ontario government, The Lake Partner Program has now received confirmation that the program will continue indefinitely.

7. **Neighbourhood Watch** - Bob commended Counsellor Nicole for liaising between CLCA and the OPP to establish better lines of communication. Since the 2024 AGM, OPP responded to four remarkable local incidents. Fall 2025 - a report of unsafe operation of skidoos at the beach led to seizure of ski doos and enforcement. Mar 2025 - a reported break in at the landfill building , May 2025 - reported break-ins and theft from sheds at two residences in the 1000 block Clear Lake Rd. June 2025 - a search was conducted to locate a female who had driven a vehicle into the lake at the boat launch.

In June 2025 there was a reported incident where dogs running at large caused minor injuries to an elderly woman on Northshore Rd. Members are reminded to follow local bylaws and restrain pets and be considerate of others at the beach, or on roadways. We have a lot of joggers who should not have to be confronted by loose dogs.

8. **Spring Clean-up-** Howie reported that the 2025 clean up of area roadways and the beach area went well. West Nipissing has a new manager of “ Solid Waste”, who has asked CLCA to change procedures and scheduling. After some consideration, CLCA will stay with the Saturday cleanup routine and schedule.

9. **ELECTIONS** - Howie reported the nine incumbent directors have time remaining in the terms. Members did not offer any nominations to fill the one remaining Board Director position.

BOARD OF DIRECTORS 2025-2026

DIRECTOR	TERM EXPIRES
HOWIE LONGFELLOW	2026
BOB JOLLEY	2026
AL HARDIMAN	2026
MARY DOBSON	2026
JOYCE JOLLEY	2027
AL FAUBERT	2027
MARIE TERRIEN	2027
CATHERINE BACQUE	2027
CHRISTIAN LEVESQUE	2027

10. OLD BUSINESS

Short Term Rental Bylaw - Major Thorne Rochon reports West Nipissing has limited access to “bylaw enforcement officers” and is presently reviewing the feasibility of adopting “Administrative Monetary Penalties” versus reliance on the existing provincial offences court process that is cumbersome and fiscally problematic. Use of “AMP”s enables council itself to assess fines. As a result, enforcement of the provisions of the new STR Bylaw is somewhat in limbo.

Recreational Trailer Bylaw - Mayor Rochon reported council has deferred review of a trailer bylaw until a decision is made in regard to AMPs. She did indicate that unregulated use of trailers could potentially damage water sources, and is unfair to others who pay their fair share of municipal taxes..

Potable Water Pipe - Municipal Potable water and sewage services, once available on Coursol Rd, have been relocated to the public yards behind the Comfort Inn. Potable water remains available for a fee.

Toppled trees removed - Howie thanked volunteers for cleaning up trees on the Islands that were topped during 2024 storm.

Trash Bins - The Mayor and Counsellor updated members on new roadside trash collection program at Clear lake. This is a provincial government program that West Nipissing must follow. Weekly trash collection has already been implemented. A blue box program will follow later this year. Property owners will note an increase on their tax bills. Residents retain access to the landfill. however the landfill will no longer be opened on public holidays. Seasonal residents voiced concern that they may not be available to secure blue boxes if they are dropped off after cottages close. Counsellor Nicole is on the “wast committee” and will raise these issues and suggested CLCA could play a role by providing the municipality with a list of address requesting deferred delivery of blue boxes.

Trash Bins / Beach signage and Floating dock- The municipality has indicated that trash bins are emptied twice weekly at the beach. At the present time, signage regarding the new Beach Bylaw is still lacking. The Mayor and Counsellor were advised that the floating dock at the beach appears to be in a state of disrepair should they wish to have it inspected and repaired or removed in light of the liabilities involved.

Lake History Project - Howie announced the project is almost complete. (see President’s Report)

11. NEW BUSINESS

New Official Plan - The Mayor reported West Nipissing is in the process of updating this plan. Changes in the plan will be reflected in Zoning Bylaws. Property owners will be affected by any changes in allowance of “Additional Dwelling Units” on properties. CLCA was commended for attending the public presentation and submitting written presentation to council. There are many issues yet to be resolved

MNR Fire Policy - Howie reported that Northshore residents reported the need to extinguish a fire on the ATV trails. He has consulted with the West Nipissing Fire Chief to determine proper protocols for reporting fires on Crown Land. At the time of the meeting The local Fire Chief has been unable to obtain any response from the Ontario authorities. CLCA will monitor the situation, and possibly invite the West Nipissing Fire Chief to a future AGM. In the interim residents are encouraged to take action and continue to report any fires, to the West Nipissing department.

Cogeco Fibre - Jean Anawati asked the Mayor for an update on the provincial program that will extend “High Speed Internet” to Clear Lake. The project continues and Cogeco is to report back to the municipality by 2026. This project involves trenching of lines.

Congratulations Dr. Anawati - Al Hardiman reported that the West Nipissing Community Health Centre recently renamed their Boardroom in honour of CLCA member Jean for is 45 years of dedication to the community. Well done and well deserved.

12. Adjournment - Moved by Al Hardiman. that the meeting be adjourned at 2:32 p.m.. All in favour.
13. Next Meeting Date: Sunday, 02 August 2026

Treasurer's Report - July 31, 2025

	Deposits	Expenses	Balance
Balance July 31, 2024			2,256.66
ADD: MEMBERSHIP DEPOSTS	170.00		170.00
Reported June 3 board meeting			2,426.66
Add: deposits	30.00		2,456.66
Expenses			
Staples Card		200.00	
Bank Charges		1.00	
Total Expenses			-201.00
BALANCE July 31, 2025			2,255.66