

Organized Hamlet of Day's Beach (OHDB)

2021 Annual Meeting Minutes

July 4, 2021

Draft to be approved at 2022 Annual Meeting on July 3, 2022

Summary of motions passed:

1. Motion to approve the agenda was made, seconded and carried.
2. Motion to approve the minutes of the 2020 Annual meeting was made, seconded and carried.
3. A motion was made to establish a Maintenance Committee and approve the committee's Terms of Reference and authorised the Hamlet Board to request the Council of the RM of Meota 468 to approve the OHDB Maintenance Committee and give the members limited signing authority on two vendors in accordance with the Maintenance Committee's Terms of Reference subject to the oversight of the OHDB Board. The motion was duly seconded. Carried.
4. A motion was made to approve the 2021 budget as distributed and approve a 2021 mill rate of 2.4. The motion was duly seconded and carried.
5. A motion was made to approve the 2022 budget as distributed and give the Hamlet Board authority to make small changes based on 2021 actual results such that the 2022 mill rate is within the range of 2.4 to 2.6. The motion was duly seconded and carried.
6. A motion was made to approve the actual revenue and expenses incurred in 2020. The motion was duly seconded and carried.
7. A motion was made to request the Council of the RM of Meota 468 to approve the purchase and installation of two welcome signs at either end of Lakeview Avenue. The total budget for the two welcome signs should not exceed \$9,000. The motion was seconded and carried.
8. A motion was made to authorise OHDB Board to request the Council of the RM of Meota 468 to approve the concept of a sports court, with a cost that will not exceed \$125, 000 in the municipal reserve adjacent to Day's Beach so that a committee of residents can work to gather the necessary information to accompany a capital ballot. The motion was seconded and carried.
9. Shannon Bittman's (nee Stewart) nomination to serve a 4 year term as a member of the Board of the Organized Hamlet of Day's Beach effective July 5, 2021 was uncontested. Acclaimed

1. Welcome, Introductions and Call to order

- Terry Lamon, Chair of the Board, called the meeting to order at 10:00 am and everyone introduced themselves.
- Special Guests: Sherry Jimmy, Reeve of the RM of Meota 468 and Gary Heidel, Div 4 Councillor They made available a document titled Key Messages for Organized Hamlet AGM's 2021.
- There were 41 attendees (excluding Special Guests).

2. Approve the Agenda

Motion to approve the agenda was made, seconded and carried.

3. Approval of minutes of 2020 Annual Meeting

- A copy of the draft minutes had been distributed by email and have also been available on Daysbeach.com since Sept 2020. The draft minutes were summarized orally at the meeting by Colleen Brennan.

Motion to approve the minutes of the 2020 Annual meeting was made, seconded and carried.

4. Business arising from the minutes

Colleen Brennan advised the meeting that:

- AED – has been installed on the north side of the shed behind a locked door. The door can be opened by pressing 5 buttons “0911 lock”. Anyone using the AED should advise a member of the Hamlet Board so that it can be made ready for a subsequent use.
- The clean -up of the parking area behind 4th Street has been started and a lot of work done but it is not yet completed.
- The clean up of bush to the east of the road was discussed by the Board and not done because of the need to survey so we didn't impact private land. Sharon Kirby, who had requested this work, was informed of the decision.

5. Update on Stromberg subdivision application

The discussion of the Stromberg sub-division began with Sherry Jimmy stating that the subdivision had been approved, subject to certain conditions being met. These conditions include, but are not limited to, a study on infrastructure - roads, drainage, water- , and a development concept plan. Ms Jimmy was asked about the evaluation criteria for the conditions and was not able to provide any.

Ms. Jimmy said that the developer and the R.M. are in discussion but the RM does not yet have any information to share with the OHDB Board.

There followed a lengthy, and fully engaged discussion of the proposed subdivision with many issues being raised. These included:

Terry noted that the reserve land behind some cottages was bought many years ago to ensure that there was no second row of cottages.

Allison Earl asked Ms. Jimmy if LR1 Zoning had been approved with conditions. Ms. Jimmy said that was the case. Allison then spoke extensively that the application process did not seem fully open, and information was lacking, and feedback limited and that good information and feedback is necessary for leaders are to make good decisions. Because of the lack of information from the RM and the way the process has been managed Colleen has had to do extensive research to understand the rights of the Hamlet, as she herself has also had to do.

Concern was expressed about the ability of InterLake to meet an increased water demand given that in this extreme of recent days water use has been restricted. Ms. Jimmy said that she understood the restrictions were because the plant could not treat water quickly enough, rather than insufficient reserves. A concern was expressed that due to climate change the periods of extreme heat are likely to be more frequent in the future. It was also queried whether the Environmental Study considered the impact of climate change with respect to the proposed and future development. A statement was made that the Hamlet needs to have a professional advice on why the water restrictions were necessary.

Marilynne Earl said she thought the RM had a policy to not allow more development until all lots currently available for sale were sold. Ms. Jimmy said this was not permitted by Saskatchewan law so the RM is no longer following that policy.

There were many questions about what LR1 zoning meant, and whether a residence was necessary. Ms. Jimmy said that a residence of at least 300 square feet is required, which includes a kitchen and bathroom. She also confirmed that there was no requirement to build a residence within a specified period of time, but that no other structures could be built without first building a principal residence. She said the RM had received many letters from residents of the Hamlet on both sides of the issue.

Ms. Jimmy said that she did not know how the garages on the land in question were approved, but approval was likely not needed because it was on agricultural land. Howard Kirby said that development permits were obtained when the two garages currently considered non-conforming were built.

Kate Soffer said that she was unhappy with the public meetings as she asked questions and the answers were dismissive of her question rather than answering them. Kate also suggested that before anything is approved we need a community plan for the Hamlet of Day's Beach. How can development proceed before we know how 1) people in the second row are going to get access to the beach, 2) where will there be a public beach and 3) where will there be washrooms? Ms Jimmy responded that these were very good points and she would take the question of a need for individual community plan for each Hamlet back to the RM Council.

Colleen asked Ms Jimmy if the Hamlet could submit a list of questions that they feel they asked at the public meeting and were not answered and if the RM would answer them. Ms Jimmy said that the questions sent in would be answered.

Jeff Stromberg indicated that the lots were only for sale to the current owners and that they had not approached others and had no intention of further development. In the discussion that followed, it was clear that this does not prohibit the lots being resold to others or future development.

In answer to a question about whether the lots could be sold to be used for storage purposes only, Ms. Jimmy said there was such a category. However, it was noted that the developer had indicated he would not pursue this option.

Ms. Jimmy was asked about the recourse the Hamlet has if the RM Council makes a decision which the Hamlet felt was not in its best interests. Ms. Jimmy said there was a dispute resolution process.

Ken Speed spoke about the impact of the loss of the feeling of 'living in the country' and of a small community if a big road was built to accommodate the development which while it is currently proposed for 13 lots could be much bigger in the future. As a result of this concern a question was asked about if the concept plan was available. Ms. Jimmy said the RM had not received one. However, one member of the meeting said she had seen one.

A motion was made that the OHDB engage legal counsel to provide advice and support to the OHDB Board for their work in managing the response to the proposed Day's Beach development within a budget of \$30,000. The motion was duly seconded. After a lengthy discussion on the merits of such an action the motion was voted on and narrowly defeated.

6. Establishment of a maintenance committee

Colleen had distributed the terms of reference for the maintenance committee, and briefly summarized them for the meeting.

A motion was made to establish a Maintenance Committee and approve the committee's Terms of Reference and authorised the Hamlet Board to request the Council of the RM of Meota 468 to approve the OHDB Maintenance Committee and give the members limited signing authority on two vendors in accordance with the Maintenance Committee's Terms of Reference subject to the oversight of the OHDB Board. The motion was duly seconded. Carried.

7. OHDB Hamlet Board activities

Colleen summarized the documents which she had distributed by email relating to how the Board operated in 2020/21, how it plans to operate in 2021/22, the activities in 2020 and in 2021 to date, as well as the RM of Meota's Hamlet Procedure Bylaw and Hamlet Financial Agreement.

A discussion ensued about the method of voting for the RM which only allows one vote per lot for a Capital Ballot. Ms. Jimmy said she would look into that issue.

8. Finance report

Colleen had distributed by email the budgets for 2021, and 2022, and the actual revenue and expenses for 2020.

In considering the budget for 2021, Colleen noted that it was based on the experience of the 2020 actual expenses and adjusted for expected differences as well as incorporating an expense that had been incurred in the 2020 but which had not been invoiced. A mill rate of 2.4 was requested from the RM

The RM is introducing a policy that requires budgets to be approved at the annual meeting. The budget for 2022 was brought forward because it is required in March 2022, and so has to be approved at this annual meeting. It is based on the 2021 budget with the mill rate expected to be between 2.4-2.6.

A motion was made to approve the 2021 budget as distributed and approve a 2021 mill rate of 2.4. The motion was duly seconded and carried.

A motion was made to approve the 2022 budget as distributed and give the Hamlet Board authority to make small changes based on 2021 actual results such that the 2022 mill rate is within the range of 2.4 to 2.6. The motion was duly seconded and carried.

A motion was made to approve the actual revenue and expenses incurred in 2020. The motion was duly seconded and carried.

Colleen noted that the OHDB's reserve funds total approximately \$205,000. While the RM 's cash reserve funds for all the hamlets is \$800,000 the total Hamlet reserves are approximately \$1,700,000 which results in a deficiency of approximately \$900,000. Ms. Jimmy said that the RM can and would borrow funds if necessary to meet the funding requests of a hamlet.

9. Proposed capital purchases

Two proposed capital purchases were presented by Colleen.

Welcome signs – Project leads: Sharon and Howard Kirby

A discussion was held on the merits and costs of the signs.

A motion was made to request the Council of the RM of Meota 468 to approve the purchase and installation of two welcome signs at either end of Lakeview Avenue. The total budget for the two welcome signs should not exceed \$9,000. The motion was seconded and carried.

Sherry Jimmy clarified that as this expenditure is greater than \$5,000 a Capital Ballot will be required.

Sports Court

There was a substantial discussion on whether the merits of a sports court to be built in the Municipal Reserve currently used as a parking area. If this project is to go forward it will require a committee of residents to work on it. Colleen had researched the idea of an enclosed sports court which would be one court suitable for tennis, badminton, pickle ball and have two basketball hoops at an estimated cost of \$125,000.

The discussion suggested that two courts should be considered if volunteers are found to do the necessary work and then a capital ballot (a vote and supporting information about the sports court) will be provided to residents so the matter can be voted on.

A motion was made to authorise OHDB Board to request the Council of the RM of Meota 468 approve the concept of a sports court, with a cost that will not exceed \$125,000 in the municipal reserve adjacent to Day's Beach so that a committee of residents can work to gather the necessary information to accompany a capital ballot. The motion was seconded and carried.

10. Report from the RM of Meota

- Lake study – Sherry Jimmy gave an update and said that there will be public meetings in the fall to discuss the result
- Community Safety
 - i. Security Camera Registry – if you are interested in registering your security camera with the RCMP send an email and we will provide you with the contact info.
 - ii. Fire department volunteers needed: Cochin or Meota

11. Report from Nominating Committee - Election of Hamlet Board Member

- A Thank you was extended to Bill Kitson for his over 20 years of service. A round of applause by all in attendance recognised his service.
- Nominating committee report read by Ken Speed
- 3 calls for nominations from the floor were made

Shannon Bittman's (nee Stewart) nomination to serve a four year term as a member of the Board of the Organized Hamlet of Day's Beach effective July 5, 2021 was uncontested.
Acclaimed

12. 2022 Annual meeting – Sunday July 3, 2022 at 10 am
No discussion

13. Any other business

- Colleen presented the proposed new highway signs. Total cost to Day's Beach expected to be less than \$700. Next steps are to get permission from the RM of Meota and the department of Highways. No vote necessary

14. Adjournment at 12:25