

RECORDING OF THE ANNUAL GENERAL MEETING OF THE SUMMER VILLAGE OF GULL LAKE IN THE PROVINCE OF ALBERTA, September 5th, 2009 AT THE VILLAGE HALL

1. ORDER
(2009-09-01agm)

Mayor Wannop called the meeting to order at 10:34am, welcomed those in attendance and thanked everyone for coming. Mayor Wannop introduced everyone from Council, Deputy Mayor Forsyth and Councillor Carlson; Chairperson Rick Assinger and Interim C.A.O. Marilee Yakunin. There were approximately 131 members of the public in attendance. Mayor Wannop passed the meeting over to Chairperson Assinger.
2. MEETING RULES

Chairperson Assinger explained that questions would not be entertained from the floor and that anyone wishing to speak could do so after all members of Council had submitted their respective reports. The public could then ask their question by going to the microphone and introducing themselves. He then reviewed the agenda.
3. MAYOR'S REPORT

Mayor Wannop started by stating it has been a year of losses, changes and challenges. The Village lost several long time residents which included Bill Howson a previous member of Council. At the end of January, Carla Kenney, who worked for the Village less than half time, moved on to work for the Village of Clive. John Tyler was hired in February at more than half time with high hopes to move administration to a new level. Unfortunately, John was challenged in understanding how to execute what was needed to run the Village. Some of the results have been obvious, others less so. Some of the issues were the budget was delayed which in turn delayed the delivery of tax notices. Grant monies were not spent as planned and the Land Use By-Law revisions will be delayed. It has come to the Council's recent understanding that an unapproved copy of John Tyler's proposed and unsubstantiated opinion on the status of the Village. "Quite frankly, our reaction was, "What a load of BS; this is not the kind of person we want running our Village". Mayor Wannop went on to state that, "If you happen to have one of these documents, I highly recommend that you use it tonight as fuel in your fire pit". The Village was extremely fortunate that Carla was available and willing to help out to get things moving forward immediately. Carla got the taxes set up and notices mailed out. Included with the notice was a slip to be returned if there was interest to have information sent via email. Mayor Wannop encouraged everyone to submit these slips. Mayor Wannop thanked the Council for the Summer Village of Parkland Beach for agreeing to have C.A.O., Marilee Yakunin, fill in, in an interim role while we source a permanent replacement. Marilee is working extremely hard to pick up the pieces and get us back on track and is doing a great job. Almost immediately, Marilee encountered Development Permit issues. Several developments have been undertaken on or near the beach by one of our residents in contravention of the Land Use By-Law. They have also undertaken excavation work in the lake apparently without any permits from the Feds or the Province. Stop work orders have been served by both the Province and the Village. Mayor Wannop went on to say that in 2006 and 2007 a resident challenged Village jurisdiction all the way to the Alberta Court of Appeals and ended up costing each property in the Village on the order of \$100 on their tax bill, to cover the legal costs. The Village could again be facing a similar situation depending on how this one pans out. The 2008 audited Financial Report has been posted on the Village website. The accounting firm of BDO Dunwoody in Red Deer has given a thumbs up and the Statements have been accepted by Provincial Municipal Affairs indicating that the Village finances are in good order. Mayor Wannop pointed out that a budget summary was on the back table for anybody who is interested. Mayor Wannop reminded the public that Marilee has only been on board for 14 days and would be challenged to articulate specific responses to budget questions and invited everyone to refer their questions to Marilee directly and she will get back to you as quickly as possible. Mayor Wannop wished to thank the Village Public Works, Forman Ernie Wiebe; Stan Coultis; Veronika and Iris Martens for keeping the Village looking neat and especially the beach and paths. Don Lund and his Lakefront Property Boundary Realignment Project have been progressing nicely and Don would speak about it himself. Going forward, Mayor Wannop informed everyone that Administration would be more accessible with the permanent establishment of the office right here. Finally, in four short years the Village will be 100 years old. Mayor Wannop went on to say, "I see no reason why our future generations won't be celebrating 200 years as a self governing Summer Village".

4. MINUTES Councillor Forsyth reviewed the minutes of last year's Annual General Meeting. Marilee Yakunin advised that the minutes from the Annual General Meeting could be approved at the next regular meeting of Council in the same year. As draft minutes were not distributed to the public, Council agreed to approve the minutes at the next regular meeting.
5. PUBLIC WORKS REPORT Deputy Mayor Forsyth explained that Stan Coultis had been hired last fall for a role intended to ramp up toward full time, working with the Village Foreman Foreman Ernie Wiebe would continue working ¼ time to allow for holiday coverage and for contracting out to other Villages. Council will look at this system later in the year and see how it is working and make adjustments as necessary. The hall had a new sewage treatment system installed and the shop system was tied into the new one. The well was also replaced as the old well did not meet today's water quality standards. A new fence was installed on the west side of the hall to enclose the septic system and in the summer grass was planted. Due to the change in C.A.O. the road and other capital projects planned for 2009 were delayed and will be addressed in 2010. The Public Works access gate has been abused by some and there will be a new sign erected stating the hours of operation for public use. The gate will remain closed in the off hours. Deputy Mayor Forsyth went on to say that if anyone required the gate to be opened to contact Ernie during normal work hours to make arrangements. "The crew is not on call here, so please respect their off time". On Scott's Drive a gate was installed and the berm path was built up. A new beach policy was implemented and as a result a new lawn mower was purchased to help maintain the beach to this policy. The berm path was upgraded and tilled end to end with the exception of in front of the compost area as it is far too rocky. The Village will be experimenting with a few patches along the beach to till and leave some areas along side the berm path between the pods, to see if they will develop into soft sandy areas between the pods. We believe that the many positive comments on the beach this year are because of the new policy. In the spring a large tractor was rented to allow clean up of the large piles of seaweed that had been collected. The seaweed was then spread on beach paths as well as other low lying areas. The Oliver Avenue speed bump was temporarily removed and will be installed in a more effective place at a later date. On rainy days, Stan removed a large number of dead trees and will continue this practice as required. This summer the Village was fortunate to have Veronika and Iris Martens. This year was Veronika's seventh year with the Village and to our dismay her last. Veronika worked closely with Iris to bring her up to speed on equipment operation and the many tasks required during their summer employment. Iris will fill the summer position in 2010. Deputy Mayor Forsyth closed by saying that Ernie, Stan and the Girls did an outstanding job keeping the beach and Village looking great and wanted to thank them all for their efforts.
6. RECREATION Councillor Carlson spoke of another successful Recreation Program; Christi Ferguson did a great job. Due to July 1st falling on a Wednesday, the first pancake breakfast held the week prior did not have a great turn out. The recreation program overall was well attended with a combination of games, crafts and other activities. The program hosted mostly boys this year which changed the dynamics a lot. Councillor Carlson thanked all the volunteers that helped out. Councillor Carlson also reminded everyone that 2010 was an election year and encouraged people to get involved and run for Council. He went on to say how very important it is that there is interest as without a full Council the Village would be no more. Councillor Carlson also encouraged everyone to get out and vote.
7. LAKE FRONT Don Lund spoke about the proposal to re-align the lake front area in order to add the titles to each property owner along the lake front. There has been a lot of interest and arrangements have been made for fees collected to be held in trust and a surveyor has been commissioned to draft the proposed re-alignment. There are still some issues to be worked out but 65 people have already given consent to the proposal. Don explained that this re-alignment has to be a total joint effort and hopes it will be a success. Don went on to say that a mail out was being prepared and people should start receiving it in the fall.
8. 2008 FINANCIAL & BUDGET REVIEW C.A.O. Marilee Yakunin briefly explained that she has hardly had a chance to review anything and at this point could not comment on the Village finances other than to say that the audit was fine and the budget was as expected. Marilee asked that the Village be patient while she sorts out the numerous issues and duties that require "catching up" and review.

9. OPEN DISCUSSION Dale Mather came to the microphone and proceeded to explain his position regarding development and tree clearing near the lakefront. He felt his rights have been infringed upon and that he would fight the Village on these issues. He wanted everyone to know that it would cost the Village a large amount of money and "it is an illegal imposition on all of us".

Dale continued by speaking about the distributed document that Mayor Wannop spoke of earlier and felt that the Auditors were not giving a correct evaluation of the Village's position.

Mr. Mather was asked to wrap up his speech and allow for others to come forward.

Stacy Harper asked how the proposed lake front re-alignment that Don Lund spoke of would effect the "non lake front" owners and their access to the beach. Mayor Wannop responded with current information from Sustainable Resources and that the re-alignment would only go as far as the 1993 berm. The public access paths would remain.

Rock DeCatch inquired if the road program was back on track. He was informed that all project planned for 2009 would be completed in 2010.

Margaret Glasford inquired about the beach area and was told this was Public Lands property.

Wayne Adrian wanted everyone to know that he would work for anyone with his heavy equipment. He went on to say he had been accused of going in the water with his track hoe by the Mayor. Mr. Adrian then began accusing Ernie Wiebe of allowing Wayne to do the very work he was being accused of doing illegally; inquired why anyone can rent the Village bobcat and operator; beach access from 9am to 3pm would not work for him; and that Ernie stores his personal belongings in Village buildings.

Mayor Wannop responded to these accusations stating Ernie's only job was to provide the access to the beach not dictate what was being done; it was clear by the tracks at the water's edge that the track hoe was in the water; gate hours could be from 8am to 3pm and a sign would be placed to advertise these hours. There was also a new gate at the west end of the beach that could also get people into the north side of their lots; the Village bobcat could be rented out by residents for small jobs on a limited basis, they only had to inquire. Ernie only stores equipment that the Village is using for free in Village buildings.

Helen Homenuk stated she thought the Village was purchasing equipment that would clean out the pods. Mayor Wannop replied by stating that Public Works was working on a design for a piece of equipment that will work but so far what they have come up with isn't working well enough and they continue to look for the right equipment.

Ernie Wiebe next took the microphone stating the contractors that are working in the Village should find out in advance if all permits are in place prior than doing any work.

George Frohlich expressed his concern with the budget, the John Tyler version and also went on to say that Village fees needed to be raised to cover administration costs when dealing with issues. He also pointed out that no money was spent in 2009 for any projects.

Monica Leatherdale spoke about the safety issues surrounding locking gates that may be the only access for emergency services. Mayor Wannop replied by mentioning a crash on the beach and that a key was available to give emergency services access. He went on to say that there are a lot of challenges if the gates are left open.

Barry Moore also spoke about the access and that there is great support to have open access to the beach. Mayor Wannop reminded the people that a few years ago they were complaining about too many vehicles accessing the beach and tearing around. Council was asked at that time to limit access by installing more gates.

Dale Fuller stated he was in the health care industry and emergency services have universal keys, the Village need only get a lock that works with these keys. Mayor Wannop replied that this was an excellent idea and would be pursued.

Mr. Fuller inquired about the status of the Peace Officer. Mayor Wannop responded by explaining this had been put on hold due to the removal of the C.A.O. and the candidate they were looking at in the spring was accepted into the R.C.M.P. training academy. Once Marilee had a chance to get things up and running again, she would look at hiring someone.

Bill Wilson mentioned the safety gates were a great idea and spoke of a company that supplied these systems. Marilee asked Bill to provide her with additional information at a later date.

Barb Vachon spoke on behalf of the Gull Lake Community League and donated a cheque for \$1500 to go towards the cost of recovering the hall chairs.

10. ADJOURNMENT (2009-09-02agm) Mayor Wannop reminded everyone to consider running in the next election stating he would not be seeking another term on Council. He then thanked everyone for attending and called the meeting adjourned at 12:20pm.