

MSMPOA AGM

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Minutes

Saturday, April 2nd, 2022 4:30pm

Town Community Centre

- 4:45 Welcome/Intro of Board – Roch Brunette offered to translate to French as needed.

Karen West - current President of the MSMPOA since February 2020.

Wayne French & Brad Taylor Co-Chairs of Development and Municipal Affairs. Wayne has been a Board Member since the inception of the Association in 2015 and Brad joined 2 years ago. Roch Brunette, Chair of Membership for the past 2 years. Stefanie Bowles, our Secretary of the Board and Chair of Ecology for the past 2 years. Sandy Mackay, Chair of Communications since Feb 2020. Francois Hummell & Genevieve Gosselin are our Condo Representatives for the Board.

➤ President's Report

- The original intent of the Association in 2015 was to provide accurate and timely information as it relates to us as Property Owners and that is still the main intent we, your current Board is following today. The Chair of the Committees were established based on Volunteer enrolment and we do hope to continue that recruitment at our Elections today to help further our efforts to keep MSM and our Properties a place of pristine enjoyment.

- Our Board Meeting Minutes and updates about our Community are available on our website. In the recent months we have been able to provide information on our role & ability to vote at the recent Municipal Elections last fall – this is a right we all have as property owners within the municipality. We are now developing a very close relationship with the new Town Council – as evident by Mayor, Ms. Cheryl Sage-Christensen agreeing to be our Guest Speaker today. Over the past 2 years we have worked very closely with the Town Council; Town Employees and all key decision makers/stakeholders to advocate for the dangers of the Old Hotel, which you all know has now recently changed ownership and is in the final stages of demolition. We are very proud to have been a strong voice for these actions.

➤ Treasurer's Report

- Balance: Apr 1st, 2021 \$5,488.36
- Balance Apr 1st, 2022: \$4,135.19
- Membership Collection is required to get the balance back over \$5000 to waive the \$4.00 monthly service charge
- Income from Membership To Date: \$700
- Expenses: \$1500.00 Including our Insurance Costs & Costs for maintaining our Website.

➤ Development & Municipal Affairs Report

- municipal affairs, the relationship with council has been fantastic, very close to the mayor and counsellors and staff, and this group of people are exceptional, if you want a meeting they will meet with you, have had great relationships



- We're a big player here, 80% of the taxes come from the owners on the hill that's \$200M, we don't come in with a big hammer, we're here to help, that's what we want to do, not to roadblock, but what I hear all the time that we do not know what's going on, we're trying to be an info association, getting information, and what we've done with talking to council. Council was very obliging, allowing us to attend full council planning meeting in March, to advise we want a steering committee of counsellors and residents. Our end goal, a bylaw where the developers have to meet with the residents, they have to explain to them their project, we don't want to veto we want the info
- We are very frustrated about the lack of info re developments. There is a bylaw that can be adopted by the community, stating that any new development have some public consultation and input from the community. Won't happen overnight, but that's what we're pushing for - is input into these new developments

We've accomplished a lot = instrumental in keeping the golf course here. We were very instrumental in the tennis courts and tennis club.

- Our number one priority was the hotel – when I started coming here the hotel was thriving, you could go there for dinner have a great evening, dance, rent a condo, and then it died – it was an eyesore,

safety concern, we worked with council to get barricades up as we were concerned someone was going to get hurt. There was a lot of people involved in getting this done to now have that eyesore, safety concern and environmental concern looked after, is a great feat for the community.

- I am going to focus on Facts today – not rumours, Hemke bought the hotel and demolished it, Hemke is a three phase project, a lower part which is a number of lots, he has approval to for the project, about 80 lots on the lower level, one of the things he's working with is to get the hydro underground and the mayor has stepped in to push on that. Hemke has built a couple units on the upper level as showhomes.
- The Rocco homes development – it's going to happen, probably later this year, early next year.
- Davos development, 63 lots and there is agreement from the municipality the developers will put water pipes and roads in and they're on septic systems, but it will be overseen by the municipality to make sure it's to code.
- Ste Marie Hills is a could be development of 19 rooms. They have approval but no building permit, they went to tender but the process was well over their budget. So they need to re-draft, supposed to be building in the second quarter of this year. Right behind the lodge.
- Another 'could be' project is Activar – a couple who build hotels then they sell them. It's an 80 room hotel behind the training lodge on the cheval side, off the dustin cook run with Linebox. 2023 with the building complete in 2024

Questions from the Attendees:

- Who is developing Ste Marie Hills?

A: We know of Maxime Damour with Linebox

Who is developing Davos?

A: Bob Sudermann & Jeff Westeinde

Are there worries about the capacity of the municipal water system to sustain all this capacity? Are there studies? What does this mean for taxpayers?

A. This is why we started this association. There is also a concern for the traffic, if a child goes out. Safety etc.

Rumours about the golf course - is its for sale, whose shares?

A: No confirmed information

➤ Guest Speaker – Mayor, Cheryl Sage-Christensen

Thanked the Association for inviting her.

- Know most of you a lot of you, lived here all my life, I've seen MSM grow up, but what I want to do today is to say a few things about the municipality, the village and the MSM.

Our municipality has 18 full time employees and a few part time, they are busy, 100km of roads to maintain, we rely a lot on volunteers and partners, we have organizations in the village in the municipality, we have the club that helped us renovate our kitchen, there is a family assistance group in the village, and of course La Voix de Chez nous, we have 8 property owner and lake associations, a lot of people we can count on.

One of the things Mr. French addressed is the consultations so what we're doing now, we are adopting a new urban plan, all our planning zoning construction permits certificates because there is a new development plan from Nov 2021, we have 2 years to update all our regulations and bylaws and the whole works. So it's good timing people are talking at the same thing. We have public consultations starting in May, dates are not fixed yet but this will be part two of our framework, it was entrusted to "Cardeaux urbanism", so they are working on this, they did the same thing for Chelsea which seems to be working well, you'll see on our website that there will be an English and a French session.

Some of the other activities which are important – on April 23 its Earth Day we're having our clean up, may have seen it on the website, there will be a breakfast then we go to work. April 30 Festival des Arts de la Scene, its pretty wonderful. May 14 anniversary of the library, we have had it for 40 years. You're all welcome to come. T

- he vacant lot in front of the gas station we want a park - its being de-contaminated this Spring.

Questions from the Attendees:

Q. What about the asphalt in the village?

A. That's the MTQ – for 6 months we keep sending resolutions, they're coming here to see why we're so persistent – April 15

Q. with all the development at the hill, have you noticed any more services? will there be more in the community here?

A. Well we're hoping but right now we don't have anything

➤ Membership Update & Board Elections

In the last few years, there have been few people signing up. Please send your membership in. Please sign up, we're all volunteers but have fixed costs. We had about 10 people lately + what we have recruited today.

- President – Karen West put name forward and was accepted
- Vice President – Charlie Ann Dubeau raised her hand and was accepted
- Treasurer - Karen West put name forward although not an ideal situation to fill both roles. Was accepted.
- Secretary – Stefanie Bowles put name forward and was accepted
- Communications – Roch Brunette put name forward and was accepted
- Development & Municipal Affairs – Combined these two positions. Wayne French put his name forward and was accepted
- Membership – Brad Taylor put name forward and was accepted

Sandy Mackay has sold his Condo at MSM, therefore, resigned from the Board, however, continued to offer the support of La Voix Newsletter

➤ 5:20 Q&A

What is going to be done about Summer Traffic?

A: We don't have anything to report at this time

Q. Campers lighting fires in the parking lot concerned and who knows what else they're doing. I don't know anywhere you can camp for free, I don't think Bob Suderman is particularly interested, is there a bylaw that says you can't have a fire like that in a parking lot? If there are tree roots and you think everything is out and it's not.

Q. to add onto Margaret's comment re. summer activity, I get that it's Bob's property, we've come to our place on Arosa in the AM, the fires are still going, we're on our deck, people are using our property as a washroom = Isn't there a bylaw?

Also going into the lake

It's a zoo on the weekends,

People are squatting on private property and the owner is away for the summer.

I live close to the parking lot – if I was a business man there would be a lot different.

I do think that if I'm an owner and I do something wrong with re. regulations, the regulator needs to do something, we had squatters on the beach and it's growing instead of shrinking – I don't think some future hotel is going to do anything. Skeptical... but, can't we ask the owners' Association to talk to the municipality, they can intervene to clean up or else, the Municipality needs to put the pressure on.

If a fire starts from a Campfire and it burns someone's house down, wouldn't Bob be liable for that?

A: By Laws that are available is something we can look into. We have no power, we are an info group, what they do and what the owners allow is out of our control.

Q Doesn't the Municipal Road in the parking lot prevent the camping?

A. The pilons mark the road that runs through the parking lot. They can't camp within those.

Q. Can there be collaboration with the board & Velo – should we come together with them?

A. We have spoken to them & met with Tyler. Velo doesn't promote the camping

Q. All the tree stumps and logs in the parking area, this doesn't bode well for the conservation, for runoff and all the problems with the creek getting dammed up and flooding the bridge, is there anything we can do, 100's of photos for runoff, want trees and water management. The expert is right in front of me.

A. It's not our job to follow the environmental piece of this, that is why we want public consultations – what stage they're at and what that means to you, process of getting building permits – this is a concern, we will address with the municipality – so people like you have a chance to be heard

Q. If you're the counsellor (Charlie-Anne, ex-counsellor), while they're being built, does the municipality make sure the developments are to code? because we saw some development on the hill where the properties below are being washed out, shouldn't that be in the draining plan? So the condo owners are not affected?

Answer by Mayor: there are inspections on a daily basis; for the Davos development they're on that.

Q. I'm on the board of les Retraites sur la Lac, re. the hotel plans now, the hotel is down, is there still a step? In terms of approving it?

A. (Mayor Sage-Christensen) He will have to submit a plan, no idea what he's planning – nothing submitted yet.

Q. Common denominator here is Bob Suderman, have we met with him?

You would think it's in his interest, if you look at the total of the owners, he should want to ensure there is good relationship. Does he seem to care?

A. Part of what we are looking to offer for paid members are regular zoom meetings with a zoom speaker – is he on the top of the invite list!

Wrap up: Thanks everyone for attending; your conversations and your Membership Dues. Thanks to Marche L'ami for the refreshments at the back. You're welcome to stay and chat.