

McCoy Bay Road Association
Meeting June 24, 2022

1) Drag Usage and discussion:

Bill drafted a history and usage guideline for use by all members of the MCBRA Inc. Tweaking would include a liability statement – something like “ Use at your own risk, the Association assumes no liability”. The drag is ready for usage, it will be delivered to the top of McCoy Bay Road and Gord will take it to the “Y”. Gord will spray paint a section orange, and Bill will paint on it “Property of MCBRA Inc.”. There is an attachment piece required that Gord will take care of

2) Tree Watch:

A note will be emailed to the membership indicating that if a tree is down, if you can clean it up please do, otherwise advise the Board of the location to mcbrainc@gmail.com, Jan and Gerry will check the email and if there is a note email to the rest of the Board

Dave advised JP Cormier (a carpenter who lives on 504) could be relied on to help with any cleanup, and would invoice the Association. He will set up the introduction.

3) Brushing:

This is overdue, John Trotter is handling it outsourced and the person has been ill, we are first on the list when he is ready to do the brushing

4) Pond/Beaver Issue at km 1:

Bruce suggested a drone could be effective in identifying where the beaver dam is that is causing the water issue, Dave will walk it and scout it out. Mary Beadon had passed along information for two licensed trappers – John Parberry (705) 656-9517 and Stuart Wilson (613) 334-8380. Kim Dunford at the Hardware store is also licensed.

5) Website:

It was identified that the website needs updating, adding the AGM minutes, etc. Dave will work with Bruce to figure out the mechanics of this, and will handle future updates.

6) Road Fee Increase:

Much discussion around the rationale for a fee increase including the rising cost of fuel, the high cost of black granite (which is a superior product to ¼” limestone which is cheaper). Our recurring costs exceed our recurring revenues, and the reserve fund, depleted by \$6,900 from storm damage needs to be replenished. A message to the membership needs to be send with the rationale and a fee increase #, including the fact that there has been no fee increase in over ten years. Bill will confirm the fee amount for Narrows Point road, and Gerry will do some modelling and meet with Dave to discuss. We need to build the Reserve fund back up to \$10,000. Our current bank balance is \$26,000 (including the reserve fund) and we still have brushing expense, more grades with material and the 2022-2023 snow ploughing of potentially over \$13,000.

7) Multiple Property Road Fee review:

In the spring the Kingdon family inquired about a special rate for multiple property owners. Gerry provided the following data:

- 6 members have multiple properties
- 3 pay two road fees
- 1 pays 1.5x the road fee (Grant and Carol Richmond)
- 1 pays 1 x the road fee (Gary/Garth Girvan)
- 1 pays 21 x the road fee on 85F but has no road rights on the second property
- The Kingdon's son and daughter have purchased their grandmothers property and are required to pay full dues

No one can recall why this occurred, and since Incorporation there is no provision in the Bylaws for a discount for multiple property ownership. Gerry then recused himself as he is one of the 6 owners. Discussion then followed and it was agreed the two members not paying full dues will be contacted by Bill and advised they must pay for 2 road fees.