

R O U G H D R A F T

MINUTES OF A MEETING OF THE LONI BEACH RESIDENT'S ASSOCIATION
HELD AT THE RECREATION CENTRE, GIMLI, MANITOBA ON JULY 6, 1991
10:00 a.m.

Glen Pollard called the meeting to order at 10:15 a.m. From a registration at the door on entering, he reported that 65 Loni Beach properties were represented, out of a total of 197. He reviewed the history of the Association, formed because of concern over high taxes, roads, leaking pumps. A steering committee was elected in 1990, and they have met several times over the winter and prepared a constitution (thanks to Allan Cantor for a marvellous job, and to Alan Miller for distributing notices, and all who addressed the envelopes).

1. Adoption of the Constitution

Mr. Pollard asked if there were any questions or proposed changes. Art Kilgour pointed out that each property is to have one vote, and on registration for membership one person is to be named the registered voter. He asked if this voter is unable to attend all meetings, his alternate should be allowed to vote, e.g. "John or Mary Smith could go on the line in the Application for Membership which reads "Voting Representative".

There was a question from the floor "Can it not be put into the constitution that a proxy may be allowed to vote?" Glen said it could lead to trouble if someone canvassed the Beach and gathered a bunch of proxies. Allan Cantor said sometimes we come to a meeting with an idea of how things should go, but when you hear the other sides, you change your mind. It is not fair to have someone gather proxies to vote in a certain way whereas the owner may have changed his mind if he heard all sides of the story. It is fairer to have people attend the meeting in order to vote.

Al Kristiansen of 20 - 7th Ave. thought there is room for a designated alternate to vote. Can we put that into the Constitution so that it is clear that an alternate person can vote (spouse, friend, etc.). Allan Cantor said we could write that in. The aim was to have a constitution that was reasonably simple and set it out in a way that the principle is one vote per property.

Joel Weinstein, of 78 Lake Avenue, stated it is not undemocratic to have a proxy if one is unable to attend a meeting, and would like to see the Constitution amended to allow a proxy. After group discussion, it was agreed that one proxy per property should be allowed, and the owner must give a letter to his proxy to bring to a meeting so he can vote for the property owner, but he cannot get another owner's proxy. The constitution will be changed to incorporate this change.

Joan Guttormson, 20 Lake Avenue enquired about the officers of the Steering Committee -- where will they come from? From the steering committee members, or can they appoint anyone? Mr. Pollard said the Constitution does not specify but could see one did not have to be an officer to be appointed to the committee -- e.g., an outsider could be appointed secretary. Joan disagreed with this and felt officers should come from the seven directors. She made a motion to this effect, and it was seconded by Gordon Dalman. CARRIED.

Richard Rice, 52 Lake Ave., questioned Para. 4 (a) Page 2 of the Constitution .. "Quorum to be 1/3 of the voting representatives at the commencement of the meeting". If many leave, it becomes 1/3 of a smaller and smaller number. The quorum should stay at 1/3 of the voting representatives ...

Rice said it should be 1/3 of the members of the Association, not 1/3 of the people who live in Loni Beach, and made this motion. Seconded by Joel Weinstein. CARRIED.

... Neumann, 9th St., asked if a number of people left a meeting during the last half, would business carried out in the first 1/2 be considered invalid? Allan Cantor said if there was a quorum when decisions were made, decisions would be valid. If a number left half way through the meeting, the meeting would conclude as a quorum is not present.

Joan Chudd said with this situation decisions could not be made for quite a few meetings. Could you not have pre-voting before you leave if you have to leave before the end of the meeting. Allan Cantor said the motion has gone through. John Stangroom made a motion to have an amendment to the motion that there must be a quorum reconsidered. Seconded by Joan Chudd. This was voted on and DEFEATED, so the motion re. Quorum stands.

Allan Cantor asked people to stand, one vote per household, if constitution accepted. CARRIED.

as amended

2. Election of Directors

Glen Pollard presented a slate of those nominated as directors:

Allan Cantor

Alan Finnbogason

Glen Pollard

Art Kilgour

Alan Miller

John Stangroom

Wyman Sangster

Kepi Steiman

and asked for a motion to accept these individuals. However, it was moved by J. Stangroom and seconded by Kepi Steiman that nominations from the floor should be considered and ... Dalman said even if you have pre-selected people, other nominations should be allowed. A motion was put forward by Lawrie Sturton, seconded by Kathy Squair to open nominations.

Helga Cochrane moved, seconded by Judy Lambert, that Gordon Dalman be nominated.

Kepi Steiman nominated, seconded by *R. RICE* that Joel Weinstein be nominated.

Nominations were closed by a motion from Tim Samson, seconded by

Allan Cantor then proceeded with calling a vote for the board of directors, with only one vote per property, 67 votes in all. He called for four scrutineers of the voting, and these were Kathy *LORI* *STIRTON* ~~Squair~~, Beryth McKenzie, Clara Block and *RON* ?Lambert?

Glen Pollard wondered if we are going overboard with 7 directors, a president, treasurer and secretary for the association, when all that is needed is a person who will go the municipality and go to bat for all of us about our concerns.

3. Drainage

Glen Pollard introduced Kevin Chudd, our councillor for Loni Beach. Mr. Chudd said in 1986-7 the Council agreed the artesian wells would be closed. The drainage plan for Loni Beach will commence after September 15, 1991. Each well will be examined and if deteriorated, will be closed and service discontinued. Individuals will be notified in writing. He asked those affected to give their name and address to the secretary.

Mr. Chudd had a map of the district on the wall, and said the district engineers have worked out what they consider the best drainage plan. See him after this meeting if you have any problems with it. There are three major drains east to the lake which are marked on the map. One is on Lake Avenue from Howell Street, 300'-400'north natural blockage north to the drain. ...

... Natural blockage will go down to the creek crossing Powell (Howell?) St. and down to the lake.

North to the creek and south to Government Ditch. Culvert at Cumber and Lake Ave. will be removed.

Loni Avenue -- West side of Loni Ave. water will drain to the creek, from the creek to the lake.

South in between 9th & 10th St. water will go due north to the creek and due south to the Government Ditch.

Deepest part of the ditches will be about 2', ditches will be widened and easy to maintain.

10th through to 6th Sts. will drain from the west to Loni Avenue and go from there to the creek; from 9th south to the Government Ditch. Prov. Road 222 between Colonization Road and the Seagram's plant, culvert from there will be blocked; there is another culvert that will take this.

Chudd said they will try to get a shared agreement with the Provincial Government ... recommended there be no through ... culverts except at the creek and the Government Ditch, and Loni Ave. will act as a dike.

East of Loni Avenue will drain to Lake Avenue ... Cumber, Vaughan and ???

East side of Loni -- very minimal drain to be put there, which should improve road conditions.

Lake Ave. on the east side slope (minimal), so there could be a drainage system on the east side of Lake Avenue.

Tennis court well will be closed. A well will be put in there, but no connections to it allowed.

Co-operative well plan will be allowed to be presented to the R.M. of Gimli. 1) Provide well 2) Negotiate with neighbours for a co-op. well 3) On municipal property -- we would have to be consulted to see where it should be placed.

Isabel Peterson, of North Point, Loni Beach asked who is goint to open North Point when there is a storm? She said "we open it regularly". She was told the R.M. will look after th at.

... Lambert asked "are you sure people are not emptying their water into these drainage systems?" Kevin said the Provincial Government looks after those concerns. Lambert said he was all in favour of the drainage ditches, but "no suds, Javex, etc." Art Kilgour said it is illegal to run grey water into the ditch.

John ?Stangroom? asked how the drainage plan in Gimli will affect the Government Ditch.. K.C. said government engineers say the amount of flow from #8 Highway and #231 through Loni will be very minimal. He suggested we push our M.L.A. and council to get the government to finish this drain to serve the majority of the people in the area.

... Dalman said this plan was good, but questioned ... culverts. *on Gov't Ditch*
well water is supposed to drain into the lake. He has seen the floods that have come through Loni Beach through these culverts. Cu lverts are not supposed to be put in the ditch -- are they going to be taken out? Chudd said it was supposed to be a temporary situation, will check into this

Andy Blicq of 9th & Lake, said he has a problem with people who are dumping their sewage into the ditch. He said Chudd's plan would be good for him, but was concerned if you fill the ditch on 9th and if dumping is not stopped, it will back up into his yard. The water is quite deep; odor is a serious problem on my lot. He is hooked up to one of the wells and is worried that sewage will contaminate his well. It is going to take some form of action by the R.M. council or the health authorities. K.C. asked him to bring this up under "New Business" to pass a resolution to get these things done. Blicq said if the wells are to be closed, please wait until after the Thanksgiving weekend and make plans to drill next year. Alan Finnbogason said "consider" is not good enough; we need a definite "Yes".

Re. wells, a question arose -- are the wells in good condition to remain, or are you going to take them all out? K.C. said that Public Works will determine which are good before it decides. When is a well considered "Old" was another question. K.C. said that was a tough question, but if it is not in good shape, that is "old".

Betty Searle of 110 Lake Ave., had a question re. drainage north from Howell. Will it use the present drainage system? It is a covered culvert now, will it remain covered, or will it be a ditch? K.C. said where there is a culvert, there will possibly be a minimal ditch on the east side of Lake Avenue; it may be dug out 6" at the end and a ditch to the lake. Where the drainage is it's municipal property. Is it going to be an open ditch, he was asked. He replied "No".

Ron Lambert, & Loni, asked if all areas will be treated the same as we are? Are we developing something separate just for Loni Beach? Will this have ramifications for those north of the Point? K.C. said any well that causes a problem in the R.M. will be closed. Lambert asked if there are any plans re. septic fields and tanks. K.C. said north to north to Loni Beach is holding tanks only. Lambert asked if new cottages on Loni Beach will be holding tanks only. K.C. said the engineers will decide. Lambert said some cottages are used only seasonally, but what about year-round living? K.C. said 15,000 sq. ft. ?maximum? if used on year-round basis.

Guy Madden, Lake Ave. asked how it is to be determined which are "problem" wells. You said pretty well all but the one by the tennis court would be closed, because they are ruining the roads. I have looked at all of them, and except by the tennis court, all the roads are fine. Do we want cottage roads where cars can get to their cottages and park or city roads?

K.C. showed a rusted pump from a well on 6th St. to show the condition of some of the wells.

Norm Brown, 31 Lake said water and drainage, without taking sewage into consideration is piecemeal. He favours getting municipal water and ~~sewer~~ in Loni Beach.

Marguerite Finnbogason, 80 Lake Ave., asked about the proposed ditch on the east side of Lake Avenue -- how deep? How will cottagers get cars into their yards? K.C. said it would be a shallow ditch. Guy Madden urged the cottage owners to express themselves on the whole drainage question, or the wells will be closed and we will all be drilling our own wells next May 24th.

Frank Berry, of ~~W. LAKE~~, said he is always amazed when people move into a swamp and are amazed when they step into the water. In earlier days, people never went past Cumber Avenue because there was a swamp beyond that. The ground is unstable for structures, roads,

sewage because it has poor drainage. Elevations are unstable. Perhaps we should all go back to being rustic. Seriously, if you eliminate the wells, we will have only a plastic Viking and a plastic hotel. I believe the problem is not the wells; it is the attachment of proper couplings, valves and fittings -- if the well is maintained, we would not have this problem of drainage. If we lose the wells, we will lose the character of Loni Beach.

Alan Finnbogason said seven years of total neglect has caused the problems. There has been nothing done to improve the ditches, wells have been totally neglected. This is why we have formed the Loni Beach Residents' Association, so we will have some direct input. Kevin Chudd is the first councillor who has taken us seriously, and attempted to do something about it. I appreciate that this organization is not going to give up easily and go back to the situation after the last association folded up. K.C., we greatly appreciate your efforts, for at least we now have representation. It is not going to be an easy ride for the next while. Please take this back to the R.M. that the free ride is over, and carry that back to the Council. K.C. said he looked forward to working with the association, to keep maintaining Loni Beach and making it a nice and better place to live.

Guy Madden asked if we could decide democratically to keep the wells. It will come under "New Business"

Glen Pollard said a couple of years ago the R.M. passed a motion, so the well question is a "fait accompli", and the engineers will look at each well and any in good operating condition will be maintained. Joan Guttormson asked if it would not be possible, if some wells need repairs, could not cottagers using the well put some money in and repair them. K.C. said we will have to do what the engineers decide. Examination of the casings may show they are rotted out. Joan asked if the property owners will be advised re. condition of the wells. Pollard said we'll be advised if they plan to close a well. All they are replacing is a well. Joan asked why cannot we have them repaired if we put some money into it. K.C. said the Dept. of Public Works will examine each well and have them He will make an effort to do what he can to address this.

Joan said taxpayers should have some say in the matter. She knows that in some resort areas, people who buy the property have an inherent right to water supply. Ada Orris said no one gave permission to close the wells. K. Chudd said it is permissible that they no longer have to provide water. Joan maintains property owners should be advised and perhaps the wells can be repaired rather than shut them down.

Jim Bright, 96 Loni Ave., said there is no mention of drainage from the ~~NORTH~~ end of Loni to the lake. K.C. said it will drain from Camp Robertson to the lake. ... asked if they were going to lower that, and was told to see K.C. after the meeting.

Allan Cantor said it should be the responsibility of the Assn. to organize a committee to review the well situation and report. The simple solution to the well problem is too "simple". The Assn. should take forward the proposal what should be done about the wells.

Glen Pollard announced next the slate of directors who have been elected for the current year:

Allan Cantor

Alan Finnbogason

Isabel Peterson

~~Wynne~~ Sangster

Art Kilgour

Joel Weinstein

Alan Miller

Glen then ordered the ballots destroyed.

4. New Business

Andy Blicq brought up two subjects: 1) Dumping of grey water and sewage, and 2) Development north of the Point.

Glen Pollard handed the chair over to Joel Weinstein to conduct the rest of the meeting.

Andy said 1) was not just a problem to him -- some of the problems are coming from the dumping of hundreds of gallons of grey water; these breed mosquitoes, etc. He wished to make a motion that the Assn. "approach the Municipal Council and instruct them to police the by-laws or the Act and put a stop to dumping of grey water and weeping tiles directly into the ditches". Motion seconded by George Dickson. CARRIED.

Alan Miller said he is in favour of the motion to Council, but they have been approached many times and they say it is a fact of life, and the Health Inspector says he has not the time to do all these inspections. We can go to Council and insist regulations of the Department of Health be enforced. We should make it clear the R.M. should go to the government and carry out regulations properly.

Blicq proposed a further motion "that we instruct the Municipal Council to enact a by-law or make a new one and unless this is done, it is illegal to tamper with the ditches." Once this is in place, it will be illegal to tamper with the ditches. Seconded by Kepi Steiman. CARRIED.

Regarding item 2), the North Point development. Before this was developed, ~~LONI BEACH~~ was an enclosed loop. It is important in case things change that the Association go on record that no thoroughfare be put through, as traffic will be increased on Lake Avenue and Loni Avenue. There should be no access to the North Point by vehicular traffic. Joel Weinstein said the proposed plan does not seek a road link, so Blicq withdrew the above motion. Mr. Block said the property is privately owned, there is no way to build a road even if they wanted to.

Alan said there was a hearing and none of you were there. About four people came to speak on our behalf. Mr. Krona is developing 30 lakefront lots variance through 100'. He and Council said one access would be Distillery Road. Walk-through west of Mr. Steele's place -- there would be an for a walk-through. ... Sigurdson said should be wide enough for an emergency vehicle.

Alan Miller said he feels very strongly about allowing septic fields on the lake front. He called Bill Turnasity? (sp.) and he said under certain conditions you can have a field. He would suggest we have a lagoon and sewage system, and at least have holding tanks. He extended his thanks for Glen Pollard for being chairman during the discussion -- he has given very strong leadership during the last year.

Allan Cantor reported there were 57 paid-up members of the Association today, giving a money balance of \$855.00. This is to be banked in the Credit Union, with Alan Finnbogason & Isabel Peterson to co-sign all cheques.

Ada Orris asked how many cottages are in Loni Beach, and was told by Alan Miller there are 197 cottages, also some pieces of property without a cottage on them..

... Bright said there is already a motion re. a lot of water coming from the North Point development into Loni Beach. Present application is only for ?bottom lake ones?. We should make application to the R.M. for draining before they get the rezoning.

TRYNACITY

Mr. Bright made the following motion "Before they give third reading for the rezoning, that the R.M. is forced to drain the whole property owned by

which is at present draining into Loni Beach." Seconded by R. Miller. CARRIED.

R. Rice said all the resolutions should be consolidated, and the Board asked to familiarize themselves with all matters re. the North Point development, in order to protect Loni Beach. Bright said we should get assurance that the Development will do everything necessary to see the developers do not adversely affect the owners of property on Loni Beach. Seconded by T. Samson. CARRIED.

Guy Maddin re. wells -- We should get a feeling of how the people of Loni Beach feel about these wells. There should be more than one option before the engineers close up all the wells. Options: Reborring wells, replacing the wells. We should be given an option to do these things, and he put forward a motion: "That the Association take what steps they are able to do what they can to have the R.M. keep the wells open". Seconded by Rhonda Gardner. Allan Cantor said there was in the material which members received info. re. the wells and wanted a comment on the motion therein re. wells. Is it something all can agree on? Does it address your concerns? Isabel Peterson said she has been hearing people don't agree if it is their water. Loni means "where the water flows over", part of the historical background of the beach. Guy Madden said once the wells are gone, they will never come back. ... Lambert said the wells are some cottagers only source of water. Drilling new wells may be the best alternative. It is the right of the cottagers to have the wells. In the Town of Gimli, people were given only two months' notice that private wells would be capped. Do we want our private wells capped in this manner?

Alan Miller said the Steering Committee has looked into this very carefully. If a well can be repaired, people attached to the well should pay for this and continue to use the well. Cost may be \$200.00 each. Many may put in their own wells, or share a well on private property. Ask the R.M. if we can put in a shared well on R.M. property and share the cost. If we want to be proud of Loni Beach, install one municipal well. If these options cannot be carried out, he is prepared to resign from the Committee.

Kepi Steiman enquired - if we have a proper drainage system, how will the wells affect it. A well that is drilled and maintained properly should not affect

Murray White, ... Lake Avenue -- It seems to me the possible to repair these wells and be where they are now. The proposal does not satisfy me. Cantor says R.M. and Council ... he has to listen to his engineers ... where they are located they interfere with the engineering capabilities of the R.M. Locate them in places so they are not on roads or ditches.

Ada Orris said she has her permanent home on Loni Beach on Lake Avenue. People who have unplugged their pipes to the well leave it and they run all the time. The well near her is 5 cottages to the north. Her yard is dry until she comes about 10' from the well and the lane is a ?bog? Water is seeping all through; the well is rotting; people don't plug up their outlets. They are responsible for plugging them in the fall.

Joel Weinstein - Re. comments by Alan Miller. He finds no fault with the work of the Steering Committee. Perhaps people don't understand the recommendations put forth. There is a motion (?the one in the mail-out?) and he seconds it so the Committee may preserve the character of Loni Beach. What is the motion?

"That the Board of Directors of the Loni Beach Residents' Association take whatever steps it can to conveyⁱⁿ to the R.M. of Gimli to preserve the free-flowing wells in Loni Beach in order to preserve the character of Loni Beach. CARRIED.

Alan Miller had a question -- "Who will pay for it?" All cottagers should be willing to pay.

.. Pollard wants to ask the Council to install speed bumps on Loni Avenue. Isabel Peterson said we already have them, they're called "Potholes". (Laughter). Lambert thought it would be better to install "Stop" signs on Cumber, Howell, Loni, Lake. Pollard said people go through stop signs. Motion was seconded by Rhonda Gardner, but on voting, it was DEFEATED.

.... said he lived across from the tennis court. There is a huge hole there in the road, people get stuck in it. repair the roads first before suggesting speed bumps be installed.

Motion to close the meeting made by Allan Cantor, seconded by Alan Finnbogason. Meeting adjourned at 1:15 p.m.