

THE LANDOWNER

WINTER 2011

PRESIDENT'S MESSAGE

Once again I am pleased to report that the year saw your Board work very hard to provide the best services possible to the members of the association. It should be remembered and noted how much time and effort various board members put in to furthering the aims and goals of the association on behalf of its members, on a voluntary basis, often un-noticed by many of us but for our collective benefit. I want to publicly thank those board members for their efforts and extend those thanks to all members who have joined in over the year to give their time and efforts, in many ways, for our collective benefit. That said, volunteers continue to be required for various projects throughout the year and I thank you in advance for getting involved.

During the year the Board of Directors held meetings to conduct the business of the association in a formal manner. In addition there were 2 members meetings, in January and July, the latter of which particularly was well attended by the members. Equally, the Chapter meetings of members specifically for each chapter were also held in August (South Shore) and October (North Shore) and again well attended in most instances. I thank all those members that were able to attend for their support and for the valuable feedback received from them and of course for the interest shown in the operation of the association.

The Board often faces a difficult task when determining how best to promote the interest of the majority of members interests. Those interests are varied of course and when determining what to seek to do with often limited funds is no enviable task. Sometimes this means some things that we would like to achieve cannot be achieved in as short a period of time as we would like. Other times that means that something that would benefit only a handful of members rather than most may be disproportionately expensive and have to be deferred or even declined. However, the Board works hard to strike a balance seeking to achieve as much as it reasonably can while maintaining a balanced budget always mindful of the need to deliver value for your money.

I am pleased to say that I think we have seen another year of improvement to the infrastructure of the association. During the year, partly due to another mild winter and partly due to the work done in respect of capital expenditure and road maintenance over recent years, we had surplus funds available from our projected expenditure again this year. We have therefore increased the Capital fund by a further \$5,000 from that surplus this year and increased the Extraordinary and Emergency fund by \$15,000 so these now each stand at approximately \$30,000 and \$45,000 respectively. In this financial year we were also able to commit to capital expenditure of \$22,479. This expenditure is in addition to the usual Chapter allotted expenditure for annual maintenance.

The Extraordinary and Emergency fund is maintained so that if something unexpected were to occur (such as a road being washed out by particularly harsh weather) that the association will have a reasonable amount of funds to seek its repair without delay. This is distinct from the Capital fund that is held to pay for expenditure that enhances the infrastructure of the association, as opposed to annual and regular maintenance that is budgeted for and provided for in operating expenditure.

The projects enabled by this included the improvement to the deteriorated road on Horseback Hideaway following the insertion of culverts here last year to bring that back to an acceptable surface, the installation of 4 culverts on the North shore and road leveling on Uhlman Point, the second phase of a substantial upgrade to the heavily used Narrows Road and replacing of wood on the running surface of the Black Rattle Bridge.

The balance on the operating account at the end of the year was approximately \$22,000 (approximately the same as last year), as can be seen from the financial information enclosed with this newsletter. This has been carried forward to cover operating expenses.

Unfortunately, the past year saw a chapter, Hidden Lake, without board representation. Unfortunately that remains the case and I would be very interested to speak with a member from that area that may have the time to take on that role. Otherwise, the board continues to have a full compliment representing all other areas of the association.

As always, thanks to the directors and Frank Cameron and the members of the Roads committee and all those members that volunteer to work on or around our roads, which is the core of our infrastructure, we have seen well maintained roads again this year. In the forthcoming year all the directors for each chapter have been given a one off addition to their maintenance allowance of \$2,127.27 on the South Shore and \$2,200 on the North Shore. This is surplus carried over and is therefore money in the bank, there will not be a fee increase to cover this. The idea behind it is to enable chapters to do work in areas where typical annual maintenance allowance is not able to enable the directors to do some or all of the things that they would like to achieve for members, as opposed to those that are required to be undertaken annually. These are not items of capital expenditure but maintenance issues but we hope they will result in improvements to the roads system none the less

Of course, these items in the budget and our annual maintenance program are only made possible by your contributions to capital and operating funds which enable our access routes to be improved, not just maintained. I urge all members to pay what is due from them as that enables the association to continue to preserve the value of all our properties by continuing to improve the association area.

FEES FOR 2010-2011

The Board has decided (for the 4th year in a row) that maintenance fees for 2010-2011 will remain the same as last year. These fees are (subject to H.S.T.):

| | Maintenance | Snowplowing | Capital | |
|-----------------------------------|-------------|-------------|-----------|-----------------|
| Year round users- | \$ 220.00, | \$ 210.00, | \$ 40.00. | Total \$ 470.00 |
| Seasonal users on plowing route- | \$ 220.00, | \$ 30.00, | \$ 40.00. | Total \$ 290.00 |
| Seasonal users off plowing route- | \$ 220.00, | | \$ 40.00. | Total \$ 260.00 |
| Vacant land- | \$ 100.00, | | \$ 10.00. | Total \$ 110.00 |

It is to the credit of the board that we they have been able to make such improvements in our area while balancing the books on what is in effect a reducing income. One of the reasons for that of course is due to you, the members, paying your fees but I trust you appreciate that the more people pay, the lower the fees are for us all and the longer the increasing cost to provide the services can be deferred.

GMLLOA WEB SITE "GMLLOA.CA"

The association 's web site is a means to keep members informed of the business of the association and it contains some Policies, the By-Laws, Meeting Minutes, Financial Statements, notices and other information. Please take the time to review its content. Please contact Eric MacMillan for login and password's. Please advise the association of any change in your contact details so that we can adjust our records.

WINTER IS COMING

There remain a number of members not contributing to their share of the costs, a large portion of which fail to pay the nominal charge of \$30.00 invoiced to members with a lot on the plowing route. This minimal charge allows them access to check their properties over the winter, access for fire services to these properties and also for the RCMP to do property checks. Additionally the winter maintenance program of snow clearance cuts down the frost effects on the roads and thus cuts down the deterioration of them. This in turn cuts down the summer maintenance cost. Therefore, it is not a reasonable argument to say that because a member is a seasonal user of their property that they have no need for, or benefit from snow plowing and sanding. I would ask therefore that those members please do pay their billed dues as the benefit in fact far outweighs the nominal cost.

SPEED LIMITS ON ASSOCIATION ROADS AND SIGNAGE

Speed of vehicles remains an issue. The association has posted speed limits for travel across its roads of **35 kmh**. Please think of others and **respect these speed limits**. Please also take notice of road signs. There have been incidents this year where priority of way at intersections has not been adhered to. We have posted signs at the intersections affected to make clear who has the right of way. Please yield accordingly and respect the signage. We are also in the process of posting new signs for boat launches to assist members to locate these.

BYLAWS AND COVENANTS

During the year the Board have been working, with some success, to see that breaches of the association by laws and covenants are enforced where they create a hazard or detract from the enjoyment of the association area by the members as a whole. Queens have been active in this area and if you are aware of such breaches please contact your chapter director who can raise issues of this type with Queens for enforcement and resolution. That said, the board will not police neighborhood disputes as that goes beyond our mandate.

UNPAID ASSOCIATION FEES

We continue to work to collect old accounts and this year again collected some 10% of the amount in arrears. This is one of the things that helps us to achieve a balanced budget. The Board remains committed to seeing that all members contribute to the running of the association fairly. The Board, for the benefit of the majority of association members that pay their annual fees in full have identified the initial accounts for commencement of court proceedings for recovery and are working with solicitors to recovery overdue accounts. I would ask those in arrears to please bring their accounts up to date without delay.

ELECTION OF DIRECTORS

We are now in the second year of our new 3 year director rotation system. Accordingly, next year will see the directorships for Beechwood Estates, Hidden Lake (currently vacant), Sunrise Shores South, Twin Lake Estates and Baker Point North due for election. There is no director presently for Hidden Lake and so if anyone from this area is interested in taking on this position please contact me.

EMERGENCY SERVICES REMINDER

When contacting the emergency services they regard the association area differently to postal addresses. For those whose properties are on the North Shore you should describe your property as being in **Molega North**, whereas those on the South Shore should describe their property as being in **Molega South**. Please also bear in mind that whilst contact with emergency services via land line gives good location information to them, contact from a cell does not.

MEMBERS ANNUAL GENERAL MEETING AND SEMI ANNUAL GENERAL MEETING

At the last members meeting a motion was passed to change the association year end to April each year. We are therefore in a transition year at present. The books on this financial year will run from 1 November to 30 April only and thereafter each financial year will run from 1 May to 30 April each year. This will not affect the billing cycle but will mean that the accounts will look slightly different this financial 'year' and in future will be for a full year and will mean that expenses should then be met from income held rather than budgeted as a result of the timing change.

This means that the AGM will now fall in July and the bylaws are being changed to reflect this. This means that a meeting in January is no longer required and that future annual meetings will be in the proximity of the association properties at a time of year when all users, seasonal as well as year round, are most likely to be at their properties and can attend the meeting. The next members meeting and first summer annual meeting will therefore be in July 2012. The directors will hold an additional board meeting in January to conduct association business.

The board and members felt this was a prudent way to plan the finances of the association and gave more members the opportunity to be involved in the members main annual meeting. The date of the AGM will be determined and notified to members in the New Year.

Board of Directors 2011-2012

OFFICERS:

| | |
|----------------|----------------|
| President | Chris Willison |
| Vice President | Ron Harnish |
| Secretary | Eric MacMillan |
| Treasurer | Sylvia Cherry |

| | | | |
|------------------------|------------------|----------------|-----------------------------|
| Beechwood Estates | Steve Mac Donald | 1-902-350-0704 | stevemacdonald268@yahoo.ca |
| Beaver Cove East | Frank Cameron | 1-902-685-2677 | frank.br@ns.sympatico.ca |
| Beaver Cove West | Sylvia Cherry | 1-902-685-3283 | sylvia@exitns.com |
| Beavertail Subdivision | Chris Willison | 1-902-860-4623 | chris.willison@eastlink.ca |
| Forest Country | Al Hatt | 1-902-685-2272 | amhatt@eastlink.ca |
| Forest Heights | Garnet Pettipas | 1-902-685-3347 | atthehook81sq @eastlink.ca |
| Hidden Lake | Vacant | | |
| Sunrise Shores North | David Marryatt | 1-902-685-2560 | marryatt911@ns.sympatico.ca |
| Sunrise Shores South | Eric MacMillan | 1-902-685-2897 | e.macmillan@eastlink.ca |
| Thumb Cap Point | Paul Langille | 1-902-685-2366 | prlangille@eastlink.ca |
| Twin Lake Estates | Ken Butler | 1-902-685-2106 | klbutler@basicip.net |
| Baker Point South | Pat Warren | 1-902-835-7620 | patwarren@ns.sympatico.ca |
| Baker Point North | Ron Harnish | 1-902-422-5658 | rharnish@hdca.ca |
| Uhlman Point | Glenn Hines | 1-902-860-0671 | gkhines@eastlink.ca |

Closing Remarks

Balancing the books and managing the association will continue to mean difficult choices have to be made. But if you have concerns please contact your director so that it can be brought to the attention of the board on behalf of all members. On behalf of the Board of Directors I would like to take this opportunity to wish all of the members a Merry Christmas and a Happy New Year.

Chris Willison
President

GMLLOA ADDRESS

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