

Organized Hamlet of Hitchcock Bay Annual General Meeting Minutes

July 17,2021 at The Shack at 9:00am

Meeting called to order at 9:14am.

72 registered voters were present. Bob Long called meeting to order. Bob Long nominated Curtiss Knight to chair the meeting, Tony Daigneault seconded. Carried.

Curtiss Knight called for adoption of agenda. Pete Haughn moved the agenda be adopted as is. Diane Rhodes seconded. Carried.

Carrie Knight moved Roxan Foursha as recorder of minutes. Kerry Cole seconded. Carried.

Curtiss asked for review of minutes from 2019 for error or omissions. Wayne Vaxvick moved minutes from 2019 be adopted. Sandy Husky seconded. Carried.

REPORTS:

Financial Report – Bob Long reported that the financial statements were mailed out with the Hitchcock Newsletter. The report indicated that to set the budget, the RM of Coteau needed an increase, therefore the change in base tax of \$50.00 is reflected in budget this year. Expenses are very tight. Commercial lot process is moving forward so there should be revenue from that. This will be the last year for the SaskTel expense. Carrie Knight moved the Financial Report be accepted. Bill Koss seconded. Carried.

RM Report –Carla Shrader and Davin Ylioja reported that the RM is trying to get taxes out earlier so the Hamlet could set the budget earlier. Due to assessment year in 2021 that is why it is late. There are three graders running. They are also building a new shop. Hitchcock Bay roads are graded 16 times per year and this year saw an increase of snow removal due to weather events. Their expenses include heating the shop, employee wages, etc. They are also putting money asked for the new shop and currently they own two graders but would like to purchase a third as they currently one. There is also general administration expenses of around \$240,000.00 Davin tried to break things out for the budget but everything administratively is rolled into those expenses. There was a 13.6% increase which was an adjustment on mill rate because of assessment year. Expenses in the RM have increased as well and that is where residents will see majority of the increase. Financial Statements are available at the RM Office. Discussion regarding removal of snow at corners and RM is going to try and put potash down. Discussion about Bylaw Officer, they are only paid if they attend Hitchcock Bay. Marilyn Long moved the RM be accepted. Carrie Knight seconded. Carried.

Water Report – Kerry Cole reported that the plant is running okay. Need new well and because of the water rising at times, needs to be decommissioned and find new well. There is a leak somewhere that needs to be located as the pump keeps running. Remind residents to make sure they are watering from the outside hookups. Changing Fire Attachment at the plant to help with Fire Hydrant attachment in the winter months. Get attachment at water line by pumphouse. Put in a new line for the Shack and water is now potable. Had to replace original line because it was an irrigation line. Discussion surrounding SK Health taking over bathrooms at the boat launch. Health inspector has been in contact to look at,

however there are many safety issues with these and TSASK will more than likely not pass code and are unusable. Terry Bell moved report be accepted. Lisa Tucker seconded. Carried.

Swim Club Report – Carrie Knight reported heading into 31st year of lessons. Lessons start Monday, July 19, 2021 and run for two weeks at main beach. Caitlyn Knight and Cody Cunningham will be instructors. \$25.00 / participant/ per week. If not registered call or text Carrie. They are looking forward to regular season after COVID and Carrie will be at the beach collecting registration fees. Wayne Vaxvick moved the report be accepted. Carla Shrader seconded it. Carried.

Golf Report Tony Daigneault reported there has been a little more activity this summer as the threat of the virus has eased up. as you may have noticed, we are going ahead with our annual golf tournament on the August long weekend . This will be followed by our very popular pancake breakfast the next morning.

We've had some damage done to the golf course again. That is a total of 3 this year alone with a grand total of 6 to date. The cost for each bench is about \$200.00 for materials not counting the time and extra materials it takes to assemble and install. Please make visitors and guests aware that the golf course is out of bounds especially at nighttime as we have benches, posts for ball washers etc. throughout the area and it is only a matter of time until someone gets seriously injured. We put in small solar lights on each bench in an attempt to avoid a collision that obviously didn't help. Someone has some serious damage to their golf cart after the last collision.

The big info sign as you come into the site is another bone of contention, someone thinks it's a joke altering the letters, by their actions important information is not getting to the public that doesn't do Facebook. We are looking at putting a lockable wire mesh or camera to stop this from happening in the future.

We are planning to add water lines to parts of the course. This is to increase the volume of watering on the fairways and additional lines for future tree planting. We have acquired additional funding from the HBDB fund to add trees along the right side of the #1 fairway plus upon approval at various locations on the course. Thank you Dan Danielson for heading and researching the tree project. Carrie has continued by adding shrubs to the project, these will be planted going north of the trees. Kendal Manson , with the use of his trench is going to assist us in putting in additional lines for irrigation upgrade and tree planting.

As evident from this past week volunteerism is not dead, it took just a hour to lay the sod. I was out of town when the prep work started. A special thanks to Monty for picking up the turf in Saskatoon (all he wants in return is his fuel)and Doug Simon for spearheading the project. The girls not to outdone by the guys came in and did a general cleaning. A big thank you goes out to the people who donated money to pay for this project. Incredible!!

We are slowly improving our course, if you have extra time on your hands don't be afraid to help, some of the ongoing jobs that need doing are as follows:

Replacing damaged and nonfunctioning sprinklers Cutting fairways Watering the shrubs insuring the sprinkler are operating properly.

Whipper snipping around tee off benches and shrubs Improving the greens eg. planting natural grass Looking after the golf course is all done on volunteer basis. This is all green space which would otherwise be maintained by paid help. Committee Members: Carrie and Curtis Knight, Wayne Vaxvick, Chris Popowich, Ken Brown, Tony Daigneault. Pete Haughn moved report accepted. Bill Koss seconded. Carried.

The Shack Report - Pat Daigneault reported the committee has been in existence since July 2016 and was turned over to the Hamlet board. Thanks to those past and present members of the committee. Thank you to those who pitched in this week washing windows, bathrooms, the kitchen and floor in preparation for the AGM. And thank you to those who put the sod in this week. The equipment room has been organized. A new potable water line was installed in the spring. Spoke with SK Health Public Health Inspector from Rosetown. He'll review the file but in the meantime proceeding as before: non-commercial kitchen, outside cooking venue only with designated outdoor handwashing station. If a new inspection is required he'll contact Pat. He emailed a copy of the Temporary food service/Vendors application, which details the requirements for certain events. Attached. Ellen Manson procured a \$1000.00 grant to run the kids crafts, etc this year. Would like to dissolve the Shack Committee and amalgamate with Park Planning Committee. Members: Wayne Vaxvick, Daphne Hanneson, Patty Forrest, Paula Crawford and Pat Daigneault.

Park Planning - Pat Daigneault reported thank you to all committee member past and present, volunteers, contractors etc who have participated in the design concept, presentation to the required governing bodies that have got us to completion of the project thus far. Thank you to Doug Simon for spearheading turf project, this work was done in a week. Monty Bender donated time, equipment and transported turf. Community spirited families donated funds to this endeavour as well as the Park Committee, Golf Club and Hamlet. Any extra money will be used for irrigation. Walking path grant was obtained for just under \$20,000 for the path, lights and benches. No motorized vehicles are permitted on the path. Discussion around needing signage on path however, more signs for other things are needed so will be done as a bulk order. Court rules will be posted, be respectful and use appropriately. Meredith is in the middle of applying for the Canada Community Revitalization Fund Grant. This could be used for fitness stations/ cool off sites, continuing the trail behind Vivian in the large green space and extend in behind the ditch. Group needs to have 25% of the grant ready and the government will provide 75%. Grant can also potentially provide rehab of infrastructure so could fix the road and ditch on Vivian as part of this. Meredith will determine the cost of the project and then determine what 25% of the cost of the project would be. Basket Raffle will happen again on the long weekend. Andrea Flack is organizing it. Need to draw up irrigation plans in the future. Committee members: Wayne Vaxvick, Daphne Hanneson, Tyla Higgs, Meredith Chappell, Paula Crawford, Andy Forrest, Patty Forrest, Dianne Rhodes, Andrea Flack, Blaire Prima, Leanne Meston, Pat Daigneault. Diane Rhodes moved the Shack Planning Committee be absorbed into the Park Planning Committee. Tony Daigneault seconded. Carried.

OLD BUSINESS

Land Development – Bob Long reported that it was originally decide din 2017 to purchase the land. It was purchased in 2018 for \$160,000.00. Development was originally for 20 -25 lots, set price at \$30,000.00 plus or minus 20% of market value. Loan was obtained from RM of Coteau. Various government agencies have been involved and Community Land Use and Planning finally approved this past year.

Going forward 20 lots will be developed due to Municode regulations, drainage , service road, all engineering and contractors were tendered. Northlands successful tender. 60 foot x 120 foot lots will be sold because of Municode regulations and fire suppression. Hamlet purchased Rapid Response Foam Suppression unit and will hopefully arrive week of July 23, 2021. Dirt work will be done and surveyors will be out so they can survey sites and titled then sold. We need to establish procedures and process in determining sale, cost, building timeline. These lots will not be serviced.

Discussion surrounding service fees on sale of lots and money from sale to towards growth and development in resort. Discussion continued around purchase and building on lots. Commercial lots have Base Tax as well. Agreement with RM of Coteau on sale, they're taking 1%.

Carrie Knight moved that lots be for sale for \$36,000.00 for residents only, 1 per property owner, have to build within 4 years as per RM stipulations.

Discussion continued Bob Long reporting he began a list years ago that has 36 residents on it and 11 non-residents that want commercial lots. Rules should be determined on how lots are purchased by whom. Dean Keeler suggested a lottery be held. Lisa Tucker suggested mail out a letter to residents asking if they want to take part in the lottery.

Carrie Knight moved former motion amended: lots be for sale for \$36,000.00 for residents only, 1 per property owner, have to build within 4 years as per RM stipulations, Residents are to be contacted to determine if they are interested in participating in lottery, if interested they must provide a \$3,500 refundable deposit, open to residents of Hitchcock Bay only, 1 per property owner, if successful in having name drawn, then must provide a \$14,500 deposit of half of cost of lots to hold the lot until transfer of title. Marilyn Long seconded. Carried.

Lisa Tucker moved letter be sent to residents July 19 – 23, 2021 with the deadline to be entered in the lottery as August 15th, 2021. Residents will notified if they are successful in the lottery by August 30th, 2021. The lottery will be performed by RM and Hamlet officials and all names entered in lottery will be drawn in order to create a list in the event people drop out unexpected. Terry Bell seconded. Carried.

Lisa moved acceptance of old business. Kim seconded. Carried.

NEW BUSINESS:

Fire Hall – discussion surrounding one lot being designated as future home of Fire Hall, with be heated in the winter. Terry Bell moved that Lot 20 be designated as future site of fire hall. Marilyn Long seconded. Carried.

Discussing regarding surrounding drainage and surface water of older lots that has occurred. Ditch has been remediated with new project of new lots.

Website Development – Ryan Kosh presented proposal regarding redesigning, security and personally hosting a Hitchcock Bay website. (see attached). It is CMS based so anyone can maintain it, however the hosting and security is the most important part of website. Discussion surrounding another resident who designs website however not present at AGM to present information.

Carrie Knight moved acceptance of Ryan's proposal. Les Papp seconded.

Recorded vote:

24 for acceptance

16 against acceptance.

Carried.

Other Discussion:

Discussion around surrounding water pressure and pump capacity.

Boat Launch stickers for residents of Hitchcock Bay. Get from Carrie Knight. Can have as many as residents have boats on property. We want to continue charging anyone who is not a resident of Hitchcock Bay. Made \$8,100 last year in collected fees.

Carrie Knight moved that all Hitchcock Bay residents are free to use boat launch. Campground residents pay \$25.00 and everyone else pays the full price. Holly Rivera seconded. Carried.

Discussion surrounding speed in Marina. Investigation from Les Papp on floating speed signs. Need new bumpers on the launch dock.

Lisa Tucker also spoke about AED and information on where it is located needs to be updated. 1 AED needs to be housed at the Shack as central location. Lisa Tucker is a critical care nurse and will help in any emergent situation, so contact her if you need too. Carrie Knight investigating alarmed security box for purpose of protection of it. Location information should be posted on website and Facebook and should be regularly posted so people know where to go.

Discussion regarding golf carts and children driving erratically. Reminder for all to cognizant of where driving carts and stay off people's property.

Discussion again around safety and that washrooms at boat launch are unusable. Stalls purchased along time ago, which came from China and are very unsafe as electrical panel is right in stall. Questions surrounding time and cost of purchase, but that information was unavailable at the time. Residents do not want to use these washrooms so why would we pay to have them installed there. Discussion was that Mel Karlson proposed expansion of the campground and campground washrooms with showers be installed as per expansion. Is there a possible use of that area in the future along with the firehall? Kerry Cole moved the current washroom project be defunct. And the decision to sell or dispose of the building to be at the discretion of the Hamlet board. Les Papp seconded. Carried.

ELECTION OF NEW MEMBERS

Andy Forrest has let his name stand for last year of 3-year term.

Bob Long term up but remained on the board due to COVID, however this position is open .

Roxan Foursha position is open.

Nominations for Open Position:

Kerry Cole nominated Bill Koss.

Carrie Knight nominated Wayne Vaxvick

Carrie Knight moved nominations cease. Holley Rivera seconded. Carried.

Ballots counted:

51 Wayne Vaxvick

17 Bill Koss

1 Spoiled.

New Board member for 3 year term – Wayne Vaxvick.

Pete Haughn moved for ballots to be destroyed. Bill Koss seconded. Carried.

Nominations for Open Position:

Less Papp nominated Bill Koss

Carrie Knight nominated Bob Long.

Bill moved nominations cease. Marilyn Long seconded. Carried.

Ballots counted:

51 for Bob Long

16 for Bill Koss.

New Board member for 3 year term – Bob Long.

Wayne Vaxvick moved for ballots to be destroyed. Doug Simon seconded. Carried.

Dan Danielson moved the meeting adjourned at 11:50am.