

# Organized Hamlet of Hitchcock Bay

## AGM Minutes

### July 19, 2025 @ The Shack

#### A. Call to Order

1. Meeting Called to Order at 9:32 am  
65 residents were in attendance. Board in attendance: Wayne Vaxvick, Dave Deutscher, Roy King. Paula Ross recorded the minutes.
2. Adoption of the Agenda
  - a. Additions: Question: Do the Swimming Club and Golf Club Reports need to be added to the agenda? Answer: No  
*Sandy Husky moved to adopt today's agenda. Jean Vaxvick seconded.*
3. Review minutes of the 2024 AGM
  - a. Errors or omissions: Tony Daigneault was listed as a board member. Please delete.
  - b. Business arising from minutes: Question: Could minutes be sent out prior to the meeting? Answer: They are posted on the Hitchcock Bay website but a link to them could be added to the Facebook page for HB.  
*Curtis Knight moved to adopt 2024 AGM minutes. Bob Log seconded.*

#### B. Reports

1. **2025 Property Tax Report-** Dave Deutscher
  - a. Average property tax per cabin is \$2016 yearly (lower than other resorts in the area)
  - b. Total 2024 cabin/lot tax collected: \$332 682.00 with portions allocated to school tax, RM etc. The remainder that comes to HB combined with our other revenue sources is enough income to run the resort with a small cushion, but not enough to cover replacement costs of aging equipment or for new expenses such as heated storage for our rapid response truck. To maintain our resort at current levels and provide the facilities and equipment required to do so, an increase in property taxes is inevitable.
  - c. The Organized Hamlet of HB proposes an increase to help in two ways: add to the cushion to help build revenue for upcoming equipment replacement, and to be used toward the construction of a year-round fire hall/maintenance shed. The one time yearly increase would be ~\$1000.00 per cabin/lot then fall back next year to a level that would provide some revenue for capital equipment costs.. The Hamlet board sets the taxes for Hitchcock Bay taking into consideration the amount of tax requested by the RM, HB operating costs, etc. The RM then approves the tax recommendation.
  - d. A town hall meeting was held on June 21 to discuss the proposed fire hall and was attended by 37 people who had a positive response to the proposal.  
Discussion:
    - Could the additional revenue needed for the fire hall be in the form of a levy spread over x years instead of as a tax?
    - Could a loan be taken out and paid off with either taxes or levies?

- e. Terry Siefert, the RM reeve, reported that there are other loans in place for the RM and he doesn't think they can take out another loan but the RM can examine other alternatives.

*Motion to accept the Property Tax Report: Maryann Deutscher. Seconded by Rodney Siefert. Carried.*

- 2. Financial Report-** Dave Deutscher. Print copies were distributed at the meeting.
- a. Total Revenue for 2024: \$366,583.07
  - b. Total Expenses for 2024: \$228,633.20
  - c. Projected revenue for 2025 (with a \$1640 base tax): \$525,322.20
  - d. June 30, 2025 acc't balance: \$165,875.12. In addition to HB operating funds this amount includes donations for the mower replacement and firehall funds, as well as funds to operate the water utility.
  - e. Water Treatment plant reserve fund balance for 2024: \$14,139.94
  - f. Starting 2025, \$250/campsite, for a total of \$4,250.00 will be added to the water utility revenue.
  - g. Starting 2026, we plan to keep the water utility budget separate from the HB operating budget. This will make it much easier to identify the financial status of each entity at any point in time.

Discussion:

- Should we invest in a backup water pump?
- Does the resort need to invest in fire protection hoses? (there are some privately owed hoses...Dave Deutscher, Roy King, Wayne Vaxvicks)
- Should a levy be used to raise money for fire hall instead of tax increase? Levies direct money to specific purposes and are more transparent for taxpayers.
- Should HB create a longer budget projection that would better show expenditures? -Rodney Siefert
- Derek Hanneson suggested that a commercial property build is very different from a residential build.

*Motion to accept the Financial Report: Rodney Siefert. Seconded by Gary Meers. Carried.*

**3. RM Report -Terry Siefert**

- a. Snowfall this past winter required lots of hours for removal
- b. Spring rainfall caused flooding issues and the installation of culverts for water flow.
- c. New gravel has been added on both the Tullis grid and Birsay grid leading to the resort. Grading is happening every second Thursday.
- d. 1-2 mil rate for RM will occur with yearly taxes.

Discussion:

- Attractions such as boat launch, court area, mini golf, main beach, etc. all increase my cabin's value. Thank you.
- Is it possible for the grader to clean the edge of driveways instead of leaving a large ridge of plowed snow? Perhaps a signal system could be used to notify the grader operator which yards belong to permanent residents.

*Motion to accept the RM report: Carrie Knight. Seconded by Monty Bender. Carried*

- 4. Golf Club Report** -no report requested at the meeting but a written report was submitted by Tony Daigneault.
- a. New water line installed on #1 fairway. Thank you to Terry and Veronica Davidson for removal of the old line and installation of new water line.
  - b. Thank you to Carrie for organizing, registering, recruiting help, etc for our annual golf tournament. Thank you to Dean and Grant for cash donations for the cocktail service they provided. Thanks to Doug Jones for the Gold Town certificate donation. Thank you also to the beverage cart girls who kept everyone "hydrated". Thank you to the cooks for keeping everyone fed and K & M for supplying the burgers. Thanks also to Chris for supplying turkeys for the auction.
  - c. To date, 35 families and 5 individuals have paid their annual golf fees for 2025.
  - d. On the downside, some flags were damaged this spring. We hope this doesn't become a trend.
  - e.
- 5. Park Planning Committee Report** -ready by Dianne Rhodes and written by Pat Daigneault.
- a. New gravel vehicle path on west side of the shack to Ruby Drive was installed
  - b. Tree planting and removal of deadfall was done
  - c. Sandy and Dan Husky are looking after the mini-golf maintenance. Ellen and Kendal Manson are looking after the court area maintenance.
  - d. The Youth Program has received a grant to help with costs. It will run the last two weeks of July (same weeks as swim lessons). Last year, children ages 2-17 participated in the activities in the Shack.
  - e. Our annual Basket Raffle netted over \$8000.00 last year. This was topped up to \$10,000.00 and was donated to the HB mower fund. An electric push mower was also purchased and is stored in the seacan. This year's raffle will be held on the August long weeked following the golf tournament. Contact Andrea Fleck re basket donations.
  - f. Projected projects being discussed are concrete pad for back of the Shack, upgrading picnic tables, playground equipment behind the Shack, and finishing remaining projects on the mini-golf course.
  - g. Motion sensors are now operational at the Shack and court. Please encourage safe behaviours for young people including not climbing on the roof of the Shack.
  - h. Thank you to all our committed community volunteers.
  - i. Committee members: Sandy Husky, Veronica Davidson, Paula Crawford, Dianne Rhodes, Andrea Fleck, Pat Daigneault, Blaire Prima, Meredith Chappell, Daphne Hanneson, Andi and Patti Forest.

*Motion to approve the Park Committee Report: Terry Bell. Seconded by Tony Daigneault. Carried.*

- 6. Swimming Report**-none given but Carrie Knight stated that swimming lessons will be carried out the same as previous years.

## **C. Old Business**

### **1. Boat Launch Update-Dave Deutscher**

- a. Brief history:
  - i. 2023 boat launch damage due to spring flooding-closure of north side
  - ii. Resort looked into repairs and costs including mud-jacking with foam filler(too expensive) and concrete pour fill. Both need permits for repair work.
  - iii. A drainage plan was needed to ensure the flooding damage is not an annual recurrence.
  - iv. Landscaping has been done to divert water both on the shore to the boat launch and even further back leading to the north shore.
  - v. Modifications to the Karlson road ditch and to the north side of the north ramp were successful and the spring (2025) no water flowed under the ramp.
  - vi. The missing metal straps required to hold the concrete panels in place were installed.
- b. Everything is now a go and the north side of the boat launch is scheduled to reopen on July 20, 2025. With the current low water level in the lake there is only about 3 ft. of water at the end of the ramp. Boaters need to be cautious and should only use the north ramp for smaller boats and watercraft .

#### **Discussion:**

-Could flag markers be placed on the north shore to indicate where the end of the ramp is so boat trailers don't go off the edge?

### **2. Permits and Fees -Dave Deutscher**

- a. The daily fee is still \$10.00 and a seasonal permit is \$50.00
- b. Boat launch fees are still free for residents
- c. Thank you to Barb Reine who sells permits for us to the Hitchcock Hideaway campers.

## **C. New Business**

### **1. Election of 1 new board member**

- a. Dave Deutscher agreed to stay on for another term.
- b. Nominations from the floor: Dave was nominated by Hugh Barton and accepted. Monty Bender was nominated but declined. Nominations cease.
- c. Congratulations to Dave.

## **D. Motion to adjourn the meeting: Roy King. Meeting Adjourned at 11:48 am**