

**Cedar Springs Community Club
Minutes of the General Meeting
The Hall
Saturday, May 18, 2019, 10:00 a.m.**

1. Call to order - quorum was established.

2. President's Remarks

Laurie welcomed everyone to the meeting. Spring is a favourite time of year representing new beginnings and reconnection with everyone. Great social calendar this year. Shared a quote on community by Jean Vanier speaking to community and a sense of belonging.

3. Approval of the Minutes of the October 6, 2018 General Meeting

MOTION: To approve the minutes of the October 6, 2018 Annual General Meeting.
Moved by Anne Browne, seconded by Janet Guay. Carried.

4. Portfolio Reports

a) Beach/Tennis Chris Thomson

The tennis courts are almost done and the clay is in. They are expected to be available next weekend. The new shed at the beach will be moved a little and the porta potty will be hidden. Storage for chairs etc. still has to be addressed. Sun sails on the beach that provide more shade will be installed. Currently, no lifeguards have been hired. Members were reminded that toys need to be picked up every day. The Pickleball/Basketball court is not done as it has been too wet. It is hoped that this will be completed by the first week of June and a second coat will be done two weeks later. Drainage around the pavilion and courts has been improved.

Lee Hartwell asked if we are required to have lifeguards. Chris advised that the insurance company said this was not an issue. Judi Grebenc said she knows a person who may be looking for a lifeguard position. She will send information to Chris. Chris said we would like to have someone for the weekends.

b) Construction Tim Wasik

There is a construction boom going on. There are two full rebuilds - Campbell and Whiteson and three pending rebuilds - Drew Beyers, Simpson and Miranda. This means there will have been five full rebuilds in a year and half time period. There are also a number of extensions – adding small additions, decks and porches – and some landscaping projects as well. Construction ceases Friday June 28 at 4:00 pm. No construction (indoor or outdoor) is permitted in July or August. All emergency and safety issues are excluded from the construction prohibition, but the Construction Committee still needs to be notified prior to

the start of the work. The Construction Committee must be given notice prior to starting a project.

Ben Sproule asked if the discussion on solar panels on roofs would be re-opened. Tim said no, that we debated this that last year. He noted that in the guidelines solar panels are not banned- it is more about restrictions on how visible they are.

c) Environment Gwyn Rocci

Gwyn noted that trees are still rotting and coming down. She thanked people for contacting her before taking trees down as well as those who are replanting.

Members we reminded that when it rains the E.coli and chloroform count increases dramatically it rains E.coli counts rise and that lasts for about 24 hours after that.

d) Golf Linda Thomson

Linda highlighted a number of the golf activities, including Junior Golf, Men's Sweeps, Tuesday Ladies 9 and Dine, Wednesday Senior Men's and Thursday Ladies Golf. The golf pro from Carlisle will come three times over the summer. The #5 tee-off area is under construction and progress has been delayed due to inclement weather. The Committee is working with the Communications Group to have online sign up for golf competitions. The handicaps system is also online. Members must have submitted at least three score cards since the beginning 2018 to have a handicap. Members who do not submit the requisite number will have a zero handicap. A reminder was given that an individual must be 16 to drive a golf cart. We have new flags that were donated anonymously. Odd holes will have black and yellow flags and the even holes will have blue and red flags. Each pin will also have a mini flag indicating how close the hole is to the front of the green. The top of the pole is also equipped with a sensor to be used with a viewfinder.

Lee asked about guests. It was confirmed you can have up to seven and the member does not need to be golfing with their guests. Linda noted that if a member doesn't golf, the member shouldn't be required to be with their guests.

e) Hall/Pavilion Fiona Robertson

Fiona provided an update on rentals for the coming months as well as sound dampening for the Hall. The committee is looking at a number of different companies that could be retained to install professional grade sound dampening materials. We hope to have this done by July.

f) Membership/Communications Anne Browne

Anne welcomed new members – Don & Danielle Fernald and Jane & Rob Campbell.

Members were encouraged to go on the website, which continues to be a work in progress,

and were asked to get in touch with Anne, Mark, or Simon if they were having trouble with the website. Currently, the social events are being added to the site. Electronic registration for events is underway and allows the event organizers to track how many persons will attend an event. Maureen asked if we really need tickets for the Pot Luck tonight – Anne confirmed no you did not.

Simon advised that there would only be an on-line version of the Cedar Post sent to the members. However, some hard copies would be available for pick-up at the Hall.

g) Operations Sandy Calder

Doug Cannon spoke on behalf of Sandy, noting that most of the items in the operations report have been addressed in the other reports. A screen is being installed in the garbage area to hide the garbage and recycling bins. Geoff Brock noted that is not clear which bins are for recycling and which are for garbage and suggest that there be bigger labels. Maureen said that when she brings items for recycling, she finds it hard to get the lid up and get materials in the new bins. Doug noted that the weight of lids are also different and he will speak to Sandy and Brent about this. Gwyn said she had already spoken with Sandy and he is going to address this issue.

h) Social Ruth Conboy

Ruth hoped that everyone has had time to look at the social calendar, which is extensive and filled with events. Judi Grebenc was thanked for the work she did with the Social Committee in getting the social events and registration system online. The committee is looking for feedback and ideas and would like, by the end of this year, to regroup and come up with a viable long-term plan.

The calendar is a live document and changes can be made through Judi. Jane Rogers noted that last time she looked at the calendar there were no names with events. Ruth said just click on the event and more information will be shown. Anne confirmed for Geoff Brock that the calendar could be printed

i) Treasurer/Financial Fraser Gall

Fraser highlighted key elements of the Treasurer's report. Reminded people who have not paid to pay their dues that this needs to be done. There are still 20 people who have not paid the May 1 dues. He noted that it does take a lot of time to follow-up. February dues took until March 25 – that is too much time. 19 people paid by cheque; however, paying electronically is easier. Paying by cheque adds more complexity for confirming receipt of funds. Fraser will investigate the viability of moving to a Pa Pre-Authorized Debit (PAD) system. Some people don't like this as you have to ensure there are funds in the account and; therefore, you have to remember when dues are coming out. There are not a lot of cottages for sale and there has only been one sale this fiscal year. It is not a major shortfall in terms of revenue. Between investments and cash in the bank we have just over \$500,000.00 .We have, however, not incurred any expenses as of yet. We may be ahead on budget on

lifeguards. There are a number of major projects including the 5th tee and gravelling roads, and permits for the sports court; all of which are good capital improvements. One area we haven't spent a lot of money on yet, but there has been a lot of activity on is the Pegg Dam. We have been working on this since last year and Fraser believes we have landed on the most cost efficient way to deal with it is to repair. Most likely work will be need to be done in July/August because of the fish and the need for lower water levels. This can't be done this year so looking at next summer. Ben added that they are trying to avoid doing the work in July and August but may not be able to. Doug Munroe asked what is the Pegg Dam, where is it and what is the problem.? Fraser noted that it is across the road and that it is a dam that was built in back around the 1920s. We use that dam to provide water to irrigate the entire golf course. The dam needs some repair and Conservation Halton would like us to get rid of the dam but we need to keep it for irrigation. Cedar Springs owns the dam and a lot of property on the other side of the road. Mark Grebenc asked about if we move to pre-authorized payments could we go monthly. Fraser was going to chat with Kathy Kingsmill as she has a banking background relevant to this. Fraser isn't opposed to monthly payments but needs to do more review.

j) Youth

Sheri Wasik

Noted that they have incredible staff and have changed things up. Now some day counselors, two days a week, some working for one month. Have 13 counsellors this summer. Kids will range from 8 to 17. Going to have themed days. Monday nights are now activity nights. Includes sports games, etc. Wednesday still movie night. Two field trips/special events. End of July and end of August. Always looking for volunteers. Fundraisers again – spaghetti night, duck races. Want to teach kids how to run events and will have their own calendar of events that kids can put on their fridges. Presented information on their first fund raiser. Introduced counselors to the group. Kids ages go from 4-18. If you are 4 years old please have someone with you to help with the program. Sheri also introduced the Committee: Kassia, Jody, Ruth, and Julie.

5. Disavowment Statement

Laurie Reid

Laurie noted that an issue that has come up many times is the race/nationality restrictions in the Flatt Agreement. She noted that, in the past, the members of CSCC have in a meeting expressed their rejection of these restrictions, but because of the number of new members it was appropriate to again disavow that section of the Flatt Agreement containing the race/nationality restrictions. Because of legal concerns with amending a general building scheme, the board decided not to attempt to formally amend the Flatt Agreement. Instead, a disavowment statement has been created. While we will not read this statement at every meeting, it does set out the views that we believe all members of the Club hold.

Laurie read the offensive language contained in the Flatt agreement, which is found in paragraph 6 of the Third Schedule. It reads as follows:

None of the lands described in Schedule One and Two shall be used or occupied by or let or sold to Negroes, Asiatics, Bulgarians, Russians, Serbs, Romanians,

Turks, Armenians, Italians, Greeks or Jews, whether British Subjects or Canadian Citizens or otherwise.

Laurie noted the following:

Paragraph 6 of the Third Schedule of the General Building Scheme purports to limit those who can purchase lands within the Cedar Springs Community, or otherwise participate in the Community, based on ethnic grounds and that when members purchase a property at Cedar Springs, they sign an agreement to be bound by the Flatt Agreement. However, all such agreements expressly provide as follows: . . . the restrictions in Paragraph 6 of the Third Schedule are expressly disclaimed and excluded and shall not form part of the covenants or restrictions contained herein. Further, the provision contained in Paragraph 6 is no longer enforceable under Ontario or Canadian law . And perhaps most importantly, the provisions does not reflect our values in any way.

Laurie then the following statement:

The members of the CEDAR SPRINGS COMMUNITY CLUB wholeheartedly disavow, disclaim and express their strongest disagreement with Paragraph 6 of the Third Schedule of the General Building Scheme dated the 9th day of July, 1932, between William Delos Flatt and the original members of the Cedar Springs Community Club, which agreement was registered in the Registry Office for the Registry Division of Halton on the 29th day of June, 1933, and extended by Notice of Claim dated May 4, 1979 and registered May 7, 1979. In all other respects, the General Building Scheme is otherwise confirmed.

Laurie asked for a show of hands to demonstrate that we are an inclusive community and in complete disagree with the race/nationality restrictions in the Flatt Agreement. All hands were raised in favour.

Kassia noted that inclusion and diversity doesn't end with reading something once and she would like to see if there is some way we can revisit these ideas and the impact on the community.

Anne Browne asked where the statement is housed – Doug said that it is in paragraph 6 of the 3rd schedule of the Flatt Agreement. Doug noted that is why the agreements everyone signs expressly disavows that clause.

Carol Lonsway asked whether we could have a plaque in the Hall to recognize the inclusive and diverse nature of our community. Laurie said that the Board would address this.

6. Entrance/Exist Visibility Doug Cannon

Doug Cannon reminded members that the road improvements were completed last year. Part of our agreement with the City of Burlington was to sell them a portion of land to expand the road and in consideration the City agreed to a cash payment and to improve the height of

the driveway to deal with the visibility issue. After the road improvements were completed, the guardrails were added and any benefit to a higher exit was negated. There have been a number of meetings and calls with the City staff and the councilor's office since last fall, but no corrective action was being taken by the City. Consequently, we sent a letter to the Mayor advising her of our concerns. Because of that letter, Laurie, Doug and Marilyn had a meeting with Burlington staff and legal department earlier this week.

Marilyn Lee reported on that meeting. In previous conversations with the City, we were told that the guardrails were required pursuant to regulations relating to road construction. The City has agreed to take the following next steps:

1. Provide copy of Design Guidelines requiring guardrails.
2. City will erect Hidden Intersection signs with flashing amber lights.
3. City will install enhanced pavement markings across road and bike lane.
4. Markings and amber beacons to be installed by June 30.
5. City will conduct traffic study in September or October.
6. Will conduct sight line study by staff.
7. Will attempt to have "your speed . . ." installed.
8. Will provide topographical survey showing driveway improvements at exit were installed in accordance with Agreement of Purchase and Sale.

Doug noted that the City is looking at both the number of cars and whether drivers are complying with the 50 K limit. We asked the City representatives whether there could be monitors to see cars have to break hard to deal with people exiting from the Springs. Doug noted we made the point that the guardrails may be creating a greater hazard than the hydro poles the rails are intended to protect. Marilyn noted we have to have facts to show the danger.

Sheri noted that a mirror may be helpful. Doug advised that the Board has discussed putting in a mirror and has asked Sandy to look into this. Marilyn asked the City about a mirror but they said they don't put up mirrors on private property. Pierre noted doing the speed survey in September is not going to measure the issue for July and August. Marilyn said we did mention that to them. The City is more concerned about speed and volume and measuring vehicles travelling on the road; not how many vehicles exit the Springs.

Mike Cochrane asked if our insurers been engaged in the discussion. If there is an accident, the community could be sued and everything we have said would be used as evidence. He believes our insurer may be interested. Maureen asked how do we measure if the first steps don't work. Marilyn believes the study of the sightlines will help. The fact that they are willing to do these steps is a huge win. Marilyn noted we have to let this go its course. Ben noted there is a hydro pole every 200 feet and asked why the guardrail has to be continuous. Marilyn noted that when you do a new project you have to do everything to code, but there may be some latitude as to how the guidelines can be applied. The hydro pole that is closest to the driveway has no guardrail. The underlying principle is the road has to be safe and the intersection has to be safe for the users of the intersection.

Will asked if we thought about a closed circuit camera to project what is on the other side of the hill. Joan Bigger also noted it was bad in the winter as snow blocks the view. Marilyn noted it might be helpful if members we called the City with their concerns. Debbie Conacher noted that we should log our near misses. Toni-Lynn asked about a petition. Marilyn noted that we have done a good job so a petition may not help but a log of near misses may help.

Laurie thanked Marilyn for her many hours of work on this and with the Board.

7. New Business

Laurie introduced the new spirit wear for this season. Iain has been great about getting some new pieces: new sweatshirts, long sleeved t-shirts, coasters, beer openers, hats, and magnets. Iain has samples setup at the back. Ordering done on-line. Payment is cash on collection. Thanks to Mike Reid for helping to organize this. Iain noted that they would send an e-mail with an order form with pictures on line. Objective to wrap this up by the first week of June as it takes 4 weeks to produce. Thanks to Iain for providing materials at cost.

Also thanked all the Committee Heads and Board of Directors and work all year.

8. Adjournment

MOTION: to Adjourn Meeting

Moved by Sheri Wasik, seconded Lee Harwell. Carried.

Adjourned.