



COTTAGERS' ASSOC.

23 July 1979

To all Cottage Owners:

The Annual Meeting of the Oxbow Cottagers' Association will be held on Sunday, August 5th, 1979, commencing at 10 a.m. Because of the unfortunate loss of the Ox-Bow Lodge premises, John and Marietta Rolls have kindly offered their cottage for our meeting. Their cottage is located on Lot 27 (West Arm) which is the second property from the public dock. Councillor Aage Petersen will be in attendance to speak on local Council matters and to answer any questions concerning local matters of concern to us. All cottagers are invited to the meeting and there is plenty of parking and docking space available at the public dock area. Please bring a folding chair. Coffee will be available.

It has been a tremendous shock to everyone to discover upon arrival at the lake, that beautiful Ox-Bow Lodge was destroyed by fire this spring. Certainly the sympathy of all of us goes out to the Dittmar family who worked so hard and put so much into the Lodge. Several cottagers have expressed a wish to extend some form of help and have suggested that possibly a fund might be set up to which cottagers could contribute as a tangible expression of our concern. Your Association will be pleased to act as a clearing house for such a project and donations will be accepted at the annual meeting or mailed to our Treasurer, Mr. John Cowan, 357 Glencairn Avenue, Toronto Ont., M5N 1V2. Any contributions should be made by 31 August so that a presentation can be made on Labour Day weekend.

Many favourable comments have been received from the West Arm residents concerning the new name sign which has been erected. A great many names are missing from the board and we will be happy to fill in the blank spaces upon receipt of \$6.00 per name for a lifetime routed wood sign. This is one of the few great bargains left in the world today so hurry, hurry, hurry. See Bob Fenwick at the Annual meeting or at Lot 30 for further details.

Please don't forget the ANNUAL MEETING
SUNDAY AUGUST 5 th
10 a.m.
ROLLS COTTAGE
LOT 27, (WEST ARM)
BRING A FOLDING CHAIR
COFFEE AVAILABLE

ANNUAL MEETING OF OXBOW COTTAGERS' ASSOCIATION HELD AT ROLLS'
COTTAGE, LOT 27, 10:00 A.M., SUNDAY, AUGUST 5, 1979

President Bob Fenwick chaired the meeting. He welcomed the 47 members present and expressed the Association's regrets to Veronica and Brian Ditmar at the loss of OxBow Lodge by fire in April. A special welcome was extended to Mayor Malcolm Scott, the cottagers from the East Arm, and Dr. John Walter, President of the Tasso Lake Area Association.

Mayor Scott reported on

- realigning of Muskoka Road 8, costing about \$70,000 so far. Road will be paved in the Spring. Budget will include provision for more work on No. 8 next year. The Mayor is Chairman of Public Works for all of Muskoka.
- Camp Kiwanis is changing hands; some major renovations are planned; the new owners will be meeting the Mayor shortly.
- Limberlost Lodge condominium development still being planned. Outcome of a Provincial Assessment Board meeting was that a full stage sewage plant or lagoon system would be acceptable. Bovis Corporation has been bought by another conglomerate but Council has not heard from them yet.
- work will continue on the West Arm OxBow road at the top of the hill - cost is between \$6,000 and \$8,000.
- Township office at Dwight has been enlarged, costing about \$50,000.
- The Secondary Plan has to be approved by District Government and the Ministry of Housing. Council will then have more control over land development.

In answer to questions from the floor the Mayor answered that

- the Secondary Plan will give the Council more control over vacant land in the area and will provide for good orderly residential development. Council would like to encourage some small businesses but tourism is township's biggest industry.
- Camp Kiwanis is zoned tourist commercial, the same as it was in 1971. Camp has been purchased by the Olympia Athletic Boys' Camp, a profit-making organization. Mayor promised to keep the Association informed of their plans. Closing date is not until the middle of this month. Ratio of buildings to land is 50% when zoned commercial. Peter Millar asked if there is any control over the number of bodies at a given time. Mayor will get this information from the Township solicitor for the Association. It is understood that the Camp has bought the property on the point directly across from the Lodge and will be using that land. Is anyone involved in the environmental problem of clearing that land? Who is responsible for the impact on the land? It is understood that plans are for a 12-month operation.
- What is the stand concerning winter residences as opposed to summer residences? Mayor replied that this Council wants to say that if you want to live here year round you can. Secondary Plan does make provision for an occupancy permit. Council's attitude is that nobody builds cottages anymore-- it is a year round home, and Council should make final decision. Our cottage road will be accessible all year round at some time in the future.
- Engineer will come out before the end of August to look at the property and the culvert problem near Mr. House's cottage.
- Mayor Scott assured Mr. McRobbie, lot 56, that graders are still working on the road and will improve conditions around a large rock and sloping shale in that area.
- Mr. Alford asked if we need to buy the 66' lakeside road allowance. The Mayor replied that anyone wishing to sell his property must own the land the property is on. Taxes will not go up if cottager buys his 66' allowance. Application forms are available at Township office. A trade off could be arranged for those whose property is crossed by the cottage road but a survey is still necessary.

- Only commercial docks are taxed. Tax does not apply to private docks at present.
- Province has been asked for a flashing light at Hwy 60 and Muskoka Road 8 but Ministry of Transp. & Com. will not provide one. Letters could be sent by cottagers to the Minister, and a petition or letter could go to Mr. White, M.T.C. office in Huntsville, and also to Hon. Frank Miller.
- 80 Km too fast for Road 8 - should be discussed with Ministry.
- If the new owners of the camp purchase the road allowance around the camp they still could not put properties closer than 66' from the water. The opinion was expressed that we should really watchdog the problem.

The Association expressed its thanks to the Mayor for coming to the meeting and reporting so fully. John Cowan thanked the Mayor and Council for the improvements to Muskoka Road 8 and to the garbage disposal area.

The following business was conducted after a break for coffee.

Minutes of Previous Meeting: MOTION; Hubbard/Bowman: that the minutes be accepted as prepared. Carried.

Business Arising from Minutes: MOTION: Miller/Van Camp: that the cottage roads around the lake be called OxBow Trail West and OxBow Trail East and that pine signs bearing these designations be made. Carried.

Bob Fenwick suggested that the East Arm cottagers consider numbering their lots (perhaps starting at 100 to avoid a conflict with the West Arm numbering system). Doug Slatter has started on a system. Vic House offered to prepare the number signs for the lots.

Mrs. Alford thanked the Association for the attractive and effective new sign on the West Arm road.

Bob Fenwick said our association had delayed joining FOCA (Federation of Ontario Cottagers' Association) last year because of shortage of funds. MOTION: Wylie/Arbuthnot: that the OxBow Association join FOCA and that dues be brought up to date. Carried.

A further effort will be made to have the speed limit on M.R.8 changed to 60 Km. MOTION: House/Slatter: that the speed on Oxbow Trail be 40 Km an hour and that signs be posted to show this speed on both arms. Mrs. Clifford asked for a "Dead End" sign. Council will be asked for these.

Financial Statement: The financial statement distributed showed a balance of \$97.98 at July 31, 1979. MOTION: A. Cowan/Van Camp: that the fees be increased to \$4.00. MOTION: Wylie/W. Smeaton: that the motion to increase the fees be tabled. The president broke the resulting tie vote in favour of tabling the motion. Fees remain at \$2.00 a year. MOTION: J. Cowan/I. Davis: that, because of the difficulties of communication, the president or treasurer be authorized to sign cheques individually on behalf of the Association. Carried.

Election of Officers: All officers present indicated their willingness to act for another two-year term. MOTION: Scott/Z. Hawley: that the present executive committee be re-elected. Carried. Mrs. Eileen Forrest, Social Convenor, will be contacted about continuing.

In an attempt to improve communication with the cottagers, Bob suggested that Directors at large be responsible for contacting a given number of cottagers at least once a year to answer any questions and to promote the Association's activities. Members present agreed to this.

Vic House thanked Evelyn Fenwick for taking the minutes.

MOTION: Hubbard/Alford: that the Board of Directors be empowered to fill any vacancy at any time. Carried.

Ditmar Fund: Bob Fenwick said that all cottagers had been sent a letter stating that the Association would be accepting contributions on a purely voluntary basis and with no amount specified from those who would like to tangibly express their concern for the Ditmar family in the loss of the lodge. Aileen Cowan proposed a wine and cheese party at the Cowan's cottage (cottagers to bring their own refreshments). This proposal was well received and Saturday, September 1, was chosen as the best date - 4 to 6 p.m. Lemonade will be served as well.

Education Tax Levy: Irene Davis suggested that a letter of commendation be sent to Mayor Scott and Council for working so well with the small amount of the tax dollar available to them. Education levy is now about 66%, leaving the Township with only some 34%. Non-residents pay 93% of taxes collected. Council is trying to have the education tax levy lowered but have had no success in arranging a meeting with the Director of Education in Bracebridge. Dr. John Walter, President of Tasso Lake Area Association, said their group is proposing that a letter be sent to Dr. Bette Stephenson, Minister of Education, explaining the problem, with a copy to FOCA. He suggested a joint letter go from the two associations. MOTION: Slatter/I. Davis: that a joint letter be sent to Dr. Stephenson with a copy to Mayor Scott. Carried.

Water Safety: Complaints received about an aluminum boat equipped with two motors which was being operated recklessly by two youngsters. Bill Arbuthnot and David Forrest offered to speak to the offenders. Suggestions for water safety included a water volunteer work programme by Bill Arbuthnot, also the patrol of the lake occasionally by the OPP.

Emergency Procedure: Bill Arbuthnot suggested that an emergency alarm procedure be considered for the lake. He will discuss some sort of central system with Gerry Withers, the local fire chief.

Hospitality: On behalf of the Association, Irene Davis presented Marietta and John Rolls with a gift of coffee mugs for their kindness in offering their cottage for last year's soiree and this year's annual meeting.

Adjournment: came at 12:30 P.M.

eaf

Evelyn Fenwick, Recorder

OXBOW LAKE COTTAGERS' ASSOCIATION

FINANCIAL STATEMENT

AUG. 1, 1978 to JULY 31, 1979

BALANCE, July 31, 1978		\$ 212.02
RECEIPTS, Aug., 1978		<u>92.00</u>
		\$ 304.02

LESS MONIES PAID OUT

To Oxbow Lodge - Rent & refreshments, Annual Meeting, Aug. 1978	45.00	
R. Fenwick, signs (1978)	156.00	
M.T.I.R.B., paper, stencils, etc., 1978	5.86	
Jim Evenden - re re Flowers (McBride)	<u>25.00</u>	<u>231.86</u>

BALANCE		72.16
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Further receipts and Bank Interest		<u>25.82</u>
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BALANCE, July 31, 1979		<u><u>\$ 97.98</u></u>
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ADDITIONAL INFORMATION AND COMMENTS

1. The current balance of \$97.98 does not include any money or dues paid directly to the President.
2. The history of the balance as of July 31 of each year is as follows:

1979	-	\$ 97.98
1978	-	212.02
1977	-	153.07
1976	-	89.98
1975	-	176.96
1974	-	115.03
1973	-	142.32
1972	-	172.26

3. Dues Outstanding as of July 31st, 1979

\$ 2.00	Clements, House, Forrest, Young, Barteux
4.00	Barsevich, Cameron, Clark, Fleck, Lowery, McRobbie
7.00	Woods, Ringland
11.00	Cheney, Miller, R. Scott
13.00	Goodhand, McBride, Maddaugh, Harper (Crozier), Meier, O'Neill
15.00	Barclay, Catton, Herod

Non-Members: Foster, Franklin, Livingston, N. Scott, Wittenberg, Boyd

4. Membership in the Federation of Canadian Cottagers was not obtained due to limited funds.

ADDRESS OF TREASURER:

J. J. Cowan,
357 Glencairn Ave.,
Toronto, Ont.
M5N 1V2