

**SASKATCHEWAN PROVINCIAL PARKS CABIN OWNERS ASSOCIATION  
ANNUAL GENERAL MEETING  
PARK TOWN HOTEL, SASKATOON  
OCTOBER 20, 2018**

**IN ATTENDANCE:**

Matt Klassen – La Ronge, Dale Scott – La Ronge, Connie Rosowsky – Duck Mtn., Barry Foster – Sask. Landing, Mervin Backstrom – Sask. Landing, Randy Songer – Jeannette Lake, Ron Budd – Kimball Lake, Pamela Yaremko – Good Spirit Lake, Jack Szakaes – Moose Mountain, Betty Hoffart – Moose Mountain, Jim Craik – Narrow Hills, Les Schmidt – Duck Mountain, Beverley Demers – Greig Lake, Murray Hill – Pike Lake, Glenn Thomson – Pike Lake, Judi Foster – Flotten Lake, Nancy Madsen – Greig Lake, Jude Riou – Greenwater, Karen Babitzke – Cypress Hills.

**1. Welcome and Introductions:** Called to order at 9:00 a.m. President Les Schmidt welcomed all to the meeting and explained the voting procedures. Randy Songer will vote for Meadow Lake. He asked all present to introduce themselves.

**2. Approval of the Agenda:**

Moved by Beverley Demers ( Greig Lake). Seconded by Matt Klassen (La Ronge).  
Carried

**3. Minutes From Last Year's Meeting:**

Moved by Jude Riou ( Greenwater) Seconded by Judy Foster ( Flotten Lake)  
Carried.

**4. Business Arising From the 2017 AGM Minutes:**

-Managing lake levels updates:

**Jeannette Lake: ( Randy Songer)**

- water levels raising
- their pins are in the water
- their association paid for and fixed the water level problems
- parks wouldn't help them or pay for any work done on the lake.
- water security or parks didn't get in their way
- the cottage owners control their own lake
- they had 35 inches of rain
- 53 cottages each paid \$3000.00 with a total cost of \$70,000.00
- watershed securities gave them back about half the money

**La Ronge: (Matt Klassen & Dale Scott)**

- they have a controlled lake
- watershed manages the lake
- they had a representative from the watershed attend their cottage owners meeting
- would like to have a local representative on the watershed board.

**Pike Lake: ( Murray Hill & Glenn Thomson)**

- Parks told them that if it's on the lake it's a watershed's problem not theirs.
- lake is 10 feet deep and its 2 feet lower than normal. No boats as lake are too low.
- have a weed harvester and in 2016 they harvested 180 loads of weeds, normally 60 loads
- Milfoil was out of control in 2016 it can grow up to 65 feet and makes a pad.

**Moose Mountain: ( Betty Hoffart)**

- Beaver dams in 2017 there was more than 5200 beavers
- Trappers were getting \$30.00 per beaver
- Kenosee lake is at its lowest level
- 736.1 metres above sea level
- Records indicate that full split level is 742.2 metres which was in 1955. Water level dropped over 20 feet after that date.

**Duck Mountain: (Les Schmidt)**

- Zebra mussels, a lake 60 miles away from Duck Mountain has them
- they eat all the small weeds & plantation
- came from freighters from Asia
- pressure washing boats to sterilize
- 140 degrees
- sanitation stations ( Les thinks there are 6 units)

**5. Treasurers Report:**

Betty Hoffart (Moose Mountain) motioned that the Treasurers report we adopted as read.  
Seconded by Jude Riou ( Greenwater) carried.

Les Schmidt ( Duck Mountain) motioned that the annual fees stay the same at \$1.50 per cabin. Seconded by Matt Klassen ( La Ronge) carried.

**6. Elections:**

**President:** The executive nominates Jim Craik (Narrow Hills) for President. Matt Klassen (La Ronge) moves nominations cease.

Jim Craik (Narrow Hills) was nominated for President by Jude Riou ( Greenwater).  
Seconded by Matt Klassen. Carried.

**1<sup>st</sup> Vice President:** Betty Hoffart ( Moose Mountain)

**2<sup>nd</sup> Vice President:** Jude Riou (Greenwater) nominates Matt Klassen ( La Ronge). Pam Yaremko ( Good Spirit Lake) seconded the motion. Dale Scott moved nominations cease.

Matt Klassen ( La Ronge) is nominated for 2<sup>nd</sup> Vice President by Jude Riou ( Greenwater) seconded by Karen Babitzke ( Cypress Hills) carried.

The Secretary – Treasurer has one year left after serving in this position for 8 years.  
Looking for someone to take over next year.

Coffee break

### **7. Parks Update:**

Tera McNabb ( Cottaging Specialist Parks Planning)  
Bruce McCannel (Executive Director Parks Management Services)  
Mike Roth ( Parks Planning & Business Services)

Jim Craik ( Narrow Hills) welcomed Parks

Parks Update: Mike Roth

- New Provincial park Porcupine Hills
- New Yurk in Great Blue Herion Park
- camp easy program: rent tents for people that want to camp but don't have the equipment. Buffalo pond, Porcupine Hills, Sask. Landing
- Parks Regina has 8 new people
- Capital improvement were reduced
- NE had 300,000.00
- NW had 3.6 Million
- SE had 2 million
- SW had 1.5 million

Tera McNabb: Appeals

- 16 appeals were heard 5 were groups. All won but 1 appeal
- 572 properties were affected
- SAMA made a mistake on a sale in Greenwater which affected all the lakefront properties
- lease fees were mailed out on Wednesday prior to this meeting
- the multiplier was set at .7%
- have 30 days from date on invoice to pay
- Flotten was offered a reduction because of the fire
- 5 building permits have been submitted to parks from Flotten Lake

-Tera said that a letter was sent to every cottage owner in Flotten about the building time frames etc.

Les Schmidt ( Duck Mountain) had a question for Tera

Does the Parks website go into deals on each appeal? Tera's answer was no they have never done that before and cant because of privatey laws.

-Jude Riou ( Greenwater) In the past SPPOCA did in fact get a summary of the appeals. Parks would like to see evidence of this

-Parks would like to have an email system rather than snail mail

-email address would not be made public

-Parks survey was done by email had just 6 questions, not may parks participated

-survey was used to see the number of visitors to the parks.

-If tourism has told SPPOCA why they wanted the survey, there would have been a better response.

Direct Service Fees:

-Park manager and the Cottage President work together to set these fees

-Done once every 4 years

New Pilot Project:

-2 lots in Moose Mountain and 1 lot in Pike Lake they will be leased lots. These will be given to the highest bidder. These lots might go up for tender as early as next week.

-There will be a reserve bid. FLV would be the minimum bid. The highest bidder would have 2 years to build. Can not sell vacant lots must have a building on it.

Policies:

-Old structures and removal of old structures (is being used already)

-businesses in cottages still working on defining this one

-sceptic tank testing still working on defining the details

Questions for Parks:

-What is Parks stand on Weed?

Think it will be the same as alcohol

For Park staff will be no different than coming to work and drinking, won't be allowed.

-The Park entrance gate closing early at Jeannette Lake and most of Meadow Lake Park and that Parks is loosing a lot of money because of this. Parks had no answer to this.

Old Structures- owners would be given 30 days notice in writing, then another 30 days.

Then a letter of cancellations of lease and has 90 days to vacate. Then Parks takes the property back.

-messy yards park has some pull to get owner to clean up.

Jim Craik (Narrow Hills) and Les Schmidt ( Duck Mountain) thanks Parks for attending the meeting. Break for Lunch

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## **8. Round Table:**

### **Cypress Hills:**

- 28 kms. South of Maple Creek on HWY 21
- last winter had 20 cottages broke into
- RCMP not much help
- most cottages purchased security systems and camera systems
- Park purchased a specialized camera for licence plates; this camera is at the entrance gate with other cameras
- Lakefront appeals- 1 group appeal (with 25 cottages) 4 individual appeals
- we appealed and won on the fact that Cypress Hills has no true Lake front properties.
- The appeal panel came out to Cypress and they agreed with us and we our now classed as Lakeview O (obstructed)
- Had two farmers markets at the Community Center. Plans are to have one every two weeks starting July 1<sup>st</sup>.
- Sask power is on their third year of tree trimming or removal of trees on or too close to the power lines.

### **Greig Lake:**

- got new service center
- new fish cleaning center
- rains washed out beach & road
- parks is cleaning up the road
- No cell service – working with village on the possibility of getting a tower
- beavers hope they will be 20 to 30 less

### **Pike Lake:**

- new park manager
- new improvements within the park
- redoing the water slide
- paving camping sites for handicap use
- cottage owners do lots of work around the park (examples the two below)
- new street signs
- 6000 trees with Pike Lake

### **Flotten Lake:**

- no cell or internet service. Sask tel has said there aren't enough customers to justify a cell tower
- fire started with a tree on a power line in a different place
- One cabin is already being rebuilt

**La Ronge:**

- lots of cabins for sale
- fish population is coming back after fire
- no as many cabins break ins
- wild rice business has hurt the fish population

**Duck Mountain:**

- 18 kms. From Kamsak
- town of Kamsak 7 Madge Lake are connected
- Destination spot
- weddings, walleye fishing Debby, golf tournaments, walking trails, horse trails, regeneration happening
- leopard frogs

**Greenwater:**

- Jude travelled to all the Parks when she was President of SPPOCA.
- Sask. Power has been doing the tree cutting for 15 years
- Break ins
- lake level have been high for the last 5 years
- fish level were low last year but are better this year
- new water treatment upgrade
- new parks maintenance supervisor
- when is Parks to full?

**Sask Landing:**

- new additions to RV park
- Castus Bloom has 140 sites
- sprinkler system for fires
- was a fire from at a fire pit that had been left unattended
- repairs to the bridge on the South Saskatchewan River
- Provincial walleye tournament
- hotel in Kyle burnt down
- repaving of highway from Swift Current to Sask. Landing
- increased the number of docks in the Marina
- no new cottage development
- new park manager

**Jeannette Lake:**

- 51 cottages no campgrounds
- highways maintains the roads

-cottage association does a lot of work around the park

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**Kimball Lake:**

- 56 cottages 9 are full time
- all have guns no crime
- have enough campsites don't want to add any more
- took over ball diamond to add 30 campsites

**Good Spirit:**

- 35 miles North of Yorkton off Hwy 9
- good park manager
- 153 cottages 89% are members of the association
- pancake breakfast, yard sales, bottle drives
- Water levels are always an issue as our lake is very sandy

**Moose Mountain:**

- 450 Cottages 1/3 are permant residences
- about 15 cottages for sale
- park manager has retired waiting to see who will replace him
- started doing e-transfers to pay association fees
- \$40.00 dock fees & \$20.00 for boat lifts

**Narrow Hills:**

- North east of PA
  - 95 cottages
  - no cell service
  - a couple new cabins going up
  - 3 new ones next year
  - trails are good
  - 300 kms. Of snowmobile trails
- Jim Craik hopes to tour all the Provincial parks

## **9. New Business:**

-SPPOCA website is SPPOCA.ca

Left hand side of page for local association and then update contact information

Direct Service Fees- covered earlier

Land Assessments & SAMA:

-Les Schmidt would like to see a summary on appeals from Parks so we can all look at it and learn. The appeal panel is a three person panel 2 people selected by Parks and one by SPPOCA. Recap of Land Lease fee Process: Betty Hoffart, Les Schmidt, Jude Riou, Bruce Envik ( Past president SPPOCA) waited patience to be included in the discussion with Parks and this didn't happen until December.

Parks numbers:

8%

12%

18%

When CPI is 6.6% over the last four years.

-Possibility of education tax on cottage properties

-The highest increase of 18% was compared to villages located near Provincial Parks.

-Our committee had three or four days before the meeting with parks. The committee found many errors. The questions the committee had for Parks they couldn't answer.

-Cabinet eventually decided on a 12% increase.

-The committee felt they came away from the table cheated

### **Strengthening Communications with Parks:**

-Ask if they had heard about MOA and she said yes

-We didn't know that Kevin Engel & Bob McKecran had retired

-No individual Park Revenue & expense sheets

-Giving fed back on policies before they are in place

-The appeal results – give SPPOCA a summary

-direct service fees

-update on Sask. Wildfire committee

Conference call: with Assist. Deputy Minister, Mike Roth, Bruce McCannel in which they agreed we needed more input into the process. A face to face meeting in the spring. Jim Craik has set up a conference call in April 2019. They have agreed to meeting with SPPOCA twice a year.

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#### High End Demolition Sales:

-After what happened in Greenwater SAMA came to Greenwater to see ( a man bought a cabin six years ago worked on it for 4 of those years then decided to built a new cabin. SAMA assumed he had just bought it. High value sale 350,000.00 or 375,000.00.

-Next fee cycle is Jan.2, 2015 to Dec. 30, 2019

-Should SPPOCA have a checklist on land & cabin and all out buildings to value the lots?  
How do you separate land from the buildings?

Les Schmidt proposes that the executive explore the possibility of separating the land and the buildings on the assessments.

April 2, 2019 is a conference call with Parks

#### RPR:

-cost comparisons

16 cottages in Duck Mountain were done at a cost of \$1200.00 each. Meridian surveys out of Regina. Other quotes were \$1800.00

- \$1600.00 from Midwest in Maple Creek

-\$850.00 a company from Swift Current did some in Sask. Landing.

-5 years ago in Greenwater a company from Saskatoon did them for \$750.00

-Meridan did them in Narrow Hills for \$1200.00

#### **10. Other Business:**

- Next meeting date is Saturday October 19, 2019 Park Town Hotel.
- I will ask them for a larger room (the Maple or Popular or Oak room)

Jim Craik thanked Les Schmidt for all his hard work as President. Everyone agreed.

Jim Craik adjourned the meeting at 4:15 pm

Nancy Madsen from Greig Lake is interested in the Secretary – Treasurer position for next year. Her email is nancy.madsen@nwsd.ca

