



## **BSRA e-Bulletin May 2022**

This **e-Bulletin** – our first of 2022 – both kicks off our regular communication to and with Shoreline Residents and welcomes back to the shoreline many of you who do not reside along Lake Huron permanently. It's been a long Winter and now Spring really appears to have sprung following a rather cool and wet April.

Your BSRA Board members have been busy attending Municipality of Bluewater (“MOB”) Council meetings during the late Fall until the present date as well as pursuing other matters of interest to our membership. Here is a summary of matters which are presently on the Board’s agenda.

## **BSRA Spring Meeting – June 4, 2022**

We will resume having a Spring meeting this year after having to cancel in 2020 and 2021. The meeting will be held at St. Peter’s Church Hall beginning at 9:30AM sharp. The agenda for the meeting will include elaboration on many of the matters covered in this e-Bulletin plus a number of other developing issues.

All Shoreline Residents are welcome to attend – particularly the President or proxy of each BSRA member association. Please mark your calendars and attend!

## **BSRA and Associations Insurance Coverage**

This letter will be sent out to the head(s) of each BSRA member association, shortly.

### **AN IMPORTANT MESSAGE FROM BLUEWATER RESIDENTS’ SHORELINE ASSOCIATION**

Your BRSA is undertaking a review of the umbrella insurance policy with INTACT Insurance, our current carrier. Most of our affiliate associations take advantage of the cost savings and liability and property protection under this collective policy. To ensure that the coverage we all need is current with today’s legal requirements, municipal policy, and other government agency exposures at the most cost competitive rates, we are undertaking a review of our carrier.

We ask that you take a moment to review your individual association’s status as things may have changed in the past few years. For example:

- Do you still maintain a private road or has the roadway been assumed by the municipality?

- Have you added new facilities or structures on public properties like a boat ramp, beach staircase, a playground, etc. that carry liability issues?
- Has there been a change in your association’s executive or mailing addresses that should be updated?
- Do you have any special concerns you would like to add?

As soon as we have received your association’s information, we will immediately supply it to the Broker for a new quote. There is time sensitivity to this, so we ask that you kindly respond as soon as possible.

On another note, we recognize that more owners are making Huron County their permanent home. We remind you that 2022 will be an election year, and the BSRA will be tracking and representing issues important to us all. The value of property has skyrocketed as have taxes; we need to ensure that all of us have the representation that takes a balanced approach to all property owners, including taxation, environmental protection, land use policy and local access to health care and other municipal and provincial services.

Stay informed by making sure you hit the e-Bulletin button in the top right corner of the home page of our website to join our news alerts mailing list. The BSRA website is <https://bsra.ca/> (just use “bsra.ca”). Please let your neighbors know to sign up as well. Your BSRA - watching what matters.

### **Ontario Corporations Act/Ontario Not-for-Profit Corporations Act**

On October 19, 2021, Ontario’s Not-for-Profit Corporations Act (“ONCA”) replaced Ontario’s Corporations Act. Existing non-profits must change their articles or letters patent to comply with ONCA but are not required to pass new by-laws. Accordingly, if your Shoreline Association is incorporated under provincial legislation - then ONCA now applies to your non-profit.

The BSRA is still looking at this to determine if our recommendation needs to be for each Association to contact their legal counsel to confirm their ONCA status, etc. More to come including whether Associations’ insurance is in some way affected by ONCA.

### **Beach Access on Property Owned by the MOB**

The BSRA Board has been waiting for more than a year for an MOB Staff report concerning an inventory of beach accesses on property owned by the Municipality and options being considered with regard thereto. While MOB Council received a report on an in-camera basis back in February that was provided together with an update to attendees, including BSRA board members, at the May 4<sup>th</sup> Council meeting – this matter will require public input/consultation (beginning May 15<sup>th</sup> and ending September 1<sup>st</sup>) when seasonal people are in Bluewater.

We will provide a more robust report on the Bluewater Beach Access Project at the June 4<sup>th</sup> Spring meeting. Note also that our insurance review may be affected, as well.

## **MOB 2022 Budget – Hay West and Stanley West Wards’ Tax Distribution**

Assuming MOB Staff are able to provide the BSRA with the requested information by the time of our Spring meeting on June 4th – this important area covered at that time.

## **Short Term Rentals (“STRs”) along the Lakeshore**

We understand that MOB Council intends to add short-term rentals to their list of matters to be updated and assessed sometime during 2022. More to come on this if, as and when Council places STR’s on the agenda for a future Council meeting.

## **Water Quality Testing**

As in past years, the Ausable Bluewater Conservation Authority (“ABCA”) will be conduct water quality tests each week throughout July and August at the Wildwood and Ridgeway associations/neighborhoods. Results of the testing are posted on ABCA’s website – [abca.ca](http://abca.ca).

This is important work and will inform Shoreline Residents of the health of the lake particularly for those heading down to the beach to enjoy the sand and to swim. Volunteer members of the BSRA board will again assist the testing representatives of ABCA, if required.

## **Lake Huron Water Levels**

As all Shore Residents would know – the present water level in Lake Huron is down from the record highs set throughout 2020 (highest in July 2020 at 582.4 feet or 177.5 meters). Huron/Michigan is now 579.5 feet or 176.6 meters as at the end of April with a forecasted increase in July 2022 to 580.5 feet or 176.9 meters – before declining by the end of the year in a range of 580.5 feet or 176.9 meters (the high) to 579.5 feet or 176.6 meters (the low).

The forecasting model (US Army Corps of Engineers Detroit District) is based on what would occur under historical weather and water supply conditions with scenarios chosen based on similarities to recent conditions (ie. during the winter of 2021-2022, the maximum ice cover for the Great Lakes was 56% which is just slightly above the long-term average).

For those of us who are glad to see the water level decline – it is worth remembering that too much of a good thing would also not be welcome. That caveat notwithstanding, now that there is a beach to work on, remedial work in response to the damage caused by the high-water levels all along the shoreline can begin in earnest this year. And please – don’t forget the requirements of the Shoreline Management Plan if you are going to do work on the beach and toe of the bank at the foot of your property.

## **Municipal Election October 2022**

This year's election will be held October 24, 2022. The Board's election committee is now in the process of identifying issues that are of interest to Shoreline Residents – towards implementing a strategy to ensure Residents are well informed about those issues - and candidates' points of view thereon - on a timely and convenient basis. Important features of our strategy include:

- Developing a series of questions for the candidates for Mayor, Deputy Mayor and Councillors for the Wards of Stanley and Hay West. These questions will be emailed to the candidates – and when answers are received, a personal meeting will be held with candidates and answers posted on the BSRA website.
- One important addition for 2022 is for – **with the permission of the various shoreline resident Association Presidents** – a BSRA Board member to attend any general meeting held in 2022. This will allow us to respond to questions by residents and inform them of electoral issues which appear to be of interest to residents. This new tactic for the BSRA has the objective of increasing voter turnout along the shoreline in 2022.
- In the past, the BSRA has made recommendations about which candidate(s) we believe would best suit the various positions up for election, both for Shoreline Residents and the Municipality of Bluewater as a whole.

More to come on this as the election year develops.

## **MOB - Recreation Master Plan Household Survey**

The MOB is preparing a 15-year Recreation Master Plan that will guide the development of municipal indoor and outdoor recreation facilities, parks and trails, and the provision of programs/events for residents and visitors. The MOB is interested in residents' input and accordingly, has put together a confidential survey for residents to provide their views. The survey can be found at – [www.surveymonkey.com/r/bluewaterMPhouseholds](http://www.surveymonkey.com/r/bluewaterMPhouseholds) - and should take only 8 about minutes to complete.

Given Shoreline Residents' tax contribution to the MOB – the BSRA Board recommends taking the survey. The due date is Wednesday May 18<sup>th</sup> but late entries (within reason) will be accepted.

## **BSRA Board Director Search**

The BSRA Board is interested in adding 1 or 2 new candidates to our group this year. Please inform us if you are interested or know of someone who has the time and interest to serve the

shoreline community. Meetings are monthly – usually on a mid-month Wednesday – beginning in April through November.

### **BSRA Annual General Meeting (“AGM”)**

The BSRA Board thanks all attendees at least August AGM that was held by a Zoom call for the first time due to COVID-19. We expect to return to an in-person meeting in late August 2022. More to come as the summer goes on.

Enjoy the shoreline – and we hope to see you at the Spring meeting on June 4<sup>th</sup>!

**BSRA Board**

**May 2022**

**[bsra.ca](http://bsra.ca)**