

MESSAGE FROM THE PRESIDENT

We are seeing, in recent years, the arrival of a new generation that is replacing property owners who in many cases were established at Lac Gagnon for many decades. In some cases it may be their children that are taking over and are already quite familiar with Lac Gagnon or it may be newcomers who are choosing Lac Gagnon for its beauty. The APLG must adapt to this reality while maintaining what made it successful over the years.

The beginning of our association goes back to the late sixties. Our longevity is attributed to the sustained support of our members who have seen it as a useful organization in many ways. Our goal is the well-being of our community. This means protecting the health of our lake, defending our interests vis-a-vis the authorities, promoting healthy practices and keeping our members well informed either through this newsletter or our website.

We work in a spirit of cooperation with all stakeholders. This approach is more appropriate and effective than confrontation. Whether with the Municipality, SÉPAQ, different government departments or simply other associations, we think of ourselves as a partner.

The Association has been able to count on the members of its board of directors and dedicated volunteers to carry out its work. As long-time property owners are replaced by a new generation, the next challenge of the Association will be to attract this new generation to take over. Those interested in joining our team are invited to contact a board member for more information.

André Brossard, President

FINANCIAL STATEMENTS

After a decline in 2012, our revenues from membership fees increased by 24% in 2013. Following our request for financial assistance, the Municipality has agreed to contribute \$500 to the APLG to cover half of certain of our expenses which benefitted not only our members but all Duhamel taxpayers (see subsidies). We also generated some revenues from water analyses performed for another lake association. Revenues received from our members for activities, such as shrubs and water analyses, virtually cover the costs incurred for these services. This is consistent with our by-laws. Memberships paid in advance have increased considerably.

Rising revenues, combined with a good control of our spending, generated a surplus of \$ 2,597 in 2013. Our financial situation is thus very sound.

BALANCE SHEET

(in dollars)

Assets:	2 012	2 013
Cash	25	25
Caisse Populaire	11 365	15 357
PayPal	76	80
Cheques on hand	276	0
Prepaid expenses	108	192
Inventory	114	232
Equipment	2 359	1 545
Total	14 323	17 431
Liabilities:		
Account payable		
Prepaid Memberships	240	680
Capital	14 083	16 751
Total	14 323	17 431

REVENUES AND EXPENSES

(in dollars)

	2012	2013
Revenues:		
Memberships	4 340	5 370
Shrubs	2 126	2 247
Water tests (members)	530	580
Subsidies	1 200	1 845
Interests	39	17
Other revenues	0	150
Total Revenues	8 235	10 209
Expenses:		
Shrubs	2 171	2 381
Social activities	48	135
Water tests (members)	530	537
Water tests (APLG)	904	1 173
Water tests (RSVL)	310	290
Le Remous	675	705
Insurance	947	108
Office expenses	388	406
Banking charges	107	108
PayPal charges	97	148
South beach	634	0
Buoys	151	260
Internet site	105	112
Registration fees	51	34
SÉPAQ	1 200	1 200
Lake stocking	500	0
Other expenses	0	14
Total des dépenses	8 818	7 612
Surplus (-Déficit)	-582	2 597

LE REMOUS
du
LAC GAGNON

February
2014



APLG

Association des propriétaires
du lac Gagnon

C.P. 354, Duhamel, Québec
J0V 1G0
www.aplg.ca

Board of Directors 2013-2014

André Brossard, President
Marc Dufour, Vice-president
Florence Riverin, Secretary
Jay Tardif, Treasurer
Bernard Bélanger
Pierre-Émile Rocray

Volunteers :

Gérard Bodard
Charles de Maisonneuve
Jean-Pierre Jarry
Léonce Lessard
Anne Wells

Contact: info@aplg.ca

Membership

By the end of 2013, the Association had a total of 358 members, a number which compares favourably with previous years at around 340, with the exception of 2008 when a total of 375 members was reached. It is worth mentioning that even a few property owners with a vacant lot can be counted amongst our members.

As a result of lake property sales in recent years, we are pleased to welcome new owners who have joined our Association. We will continue our effort to contact the largest number of new owners, as well as past property owners whose name or address may have changed over the years and have become unknown to the APLG.

Thank you for your support.

CARREFOUR

The library building major expansion project, announced in February 2012, has been canceled. The Municipality had set aside an amount of \$40,000 from the 2012 taxes to fund this project and was counting on obtaining an additional \$160,000 in government grants to bridge the financing. Regional authorities had agreed to provide \$50,000 but other grants requested at the provincial level did not materialize, rendering the initial expansion project unjustifiable. The Municipality now plans to go ahead only with the necessary repairs and upgrades to the library building within the next three years. These expenses are part of the triennial capital plan in which an amount of \$75,000 is allocated to the Leisure and Culture sector.

Nevertheless, the MRC has agreed to continue its support of our region by redirecting \$43,000 of the \$50,000 library project grant towards the Club Quad Petite-Nation who used a part for the repair of the Iroquois bridge and the remainder for an ATV trail between Duhamel and Montpellier.

IROQUOIS BRIDGE

We mentioned in our last newsletter the urgency of repairing the Iroquois bridge, a Bailey bridge over the Iroquois creek on the Chemin des lacs. The bridge provides access to three lakes: Iroquois, Chevreuil and Lafontaine. Its bridge supports had to be completely rebuilt. The work was completed at the end of January through a cooperative effort between the Municipality, the MRC, the Owners Association of Lake Iroquois (APLI), and the Club Quad Petite-Nation. The latter was entrusted with the execution of the work which totaled about \$55,000.

The Municipality paid \$14,000 for materials and \$6,000 for the preparation of design and plans. In addition, it provided a sum of \$20,000 indirectly to the Club Quad for this project. Therefore, the Municipality's total contribution amounted to approximately \$40,000 which is well below the \$60,000 originally estimated for municipal funding. From the \$43,000 grant originally received from the MRC, the Club Quad allocated \$15,000 to the bridge reconstruction.

At the same time, the MRC agreed to increase its grant to the Club Quad by \$ 17,000 under another grant program for a total of \$60,000. After spending \$ 15,000 for the bridge, the Club Quad has at its disposal \$45,000 to cover the development of an ATV trail between Duhamel and Montpellier.

BUDGET

We suggested in our October 2013 Remous that the newly elected Municipal Council should consider a significant decrease in the general property tax and should spread the tax increases, resulting from the recent property assessment, over a period of three years. The budget adopted in January included a general property tax reduction of two percent and the impact of the new assessment roll will be spread over a period of three years. The impact at Lac Gagnon is an average tax bill reduction of 2.3 percent in 2014.

We believe that the budget is going in the right direction. Operating costs appear under control and the quality of equipment and fixed assets of the municipality is gradually improving. Although the final figures are not yet available, it is believed that the Municipality has ended 2013 with an annual surplus of about \$100,000. We will keep an eye on the prudent allocation of surpluses accumulated over the past two years by the Municipality.

The review of the property assessment roll after six years brings adjustments that may appear unjustified to some tax payers. Property owners have until April 30 to contest their assessment with the MRC. We suggest that you contact the appraiser, Servitech, as soon as possible, should you wish to begin the review process. Visit our website for more information.

NEWS IN BRIEF

- The Ministry of Natural Resources has recently approved logging work in an area located at the north end of Lac Gagnon, west of Route 6 and north of Lac Robillard. The logging is already underway and should end before the spring thaw period. Visit our website, if you wish to see the exact location of this logging area on a map.
- Firefighters have responded to 24 calls in 2013. Brush fires were reported to be on the rise. The numbers of house fires over the past years were as follows: 1 in 2009, 0 in 2010, 3 in 2011, 1 in 2012 and 4 in 2013. First responders provided assistance on 54 occasions in 2013. The Fire Department is looking for people who are interested in becoming volunteer firefighters. All interested persons should contact the Municipality.
- The possibility of mining exploration around Duhamel appears to be fading. Most mining claims covering a good part of the territory between Lac Gagnon and Lac Simon expired in December 2013 and were not renewed. The financial situation of the mining exploration company which was operating in our area seems increasingly fragile. At the moment, only limited exploration is done and it is outside of our territory.