

OHPOA Members' Meeting, October 5, 2025, 4:00-5:45pm – Meeting Minutes

The President, Julie Carrique, chaired the meeting. Executive present: Vice President, Max Zippel; Treasurer, Rob Peppler; Secretary, Suzanne Carlaw.

The Secretary informed the Chair that quorum was established - 20 lots were represented, with 19 lots represented by attendance, including 4 members of the Executive. The full list of members who attended is available on request. One proxy, from Ralph and Sandy Price, was submitted. Total = 20 lots represented by members attending or by signed proxy.

The Chair called the meeting to order at 3:05 pm, welcomed the members attending, declared the meeting quorum was met, and acknowledged the Executive.

The Chair put the agenda forward.

Motion to approve the agenda ([Attachment A](#)):

Moved by Lori Hutcheson. Seconded by Heather Northrup.

Motion carried: unanimous.

Motion to approve the Members' Meeting Minutes, April 13, 2025 (Reference: [Agenda Attachment #1](#)):

Moved by Max Zippel. Seconded by Jay Nair.

Motion carried: unanimous.

Business Arising:

Front Entrance Gardens (Reference: Agenda Attachments [#2](#) and [#3](#))

The Chair summarized the background for the designs submitted by Windmill Garden Centre, Bradford Greenhouses, and Heather Beard. The Chair provided highlights of the three design submissions and the soil test results. The Chair also stated that removal of the lilac seedlings requires half the maintenance labour in a season for the front entrance garden.

The Chair suggested there are options for discussion and decision: 1) pick a design and move forward; 2) incrementally make changes according to the design chosen; 3) only prune or remove the serviceberry tree to make the inukshuk visible.

It was agreed to disregard the Windmill Garden Centre proposal.

Lori Hutcheson cautioned that the timing of the County roadworks on the Trillium Trail area of Horseshoe Valley Road should be a factor in deciding whether/when to invest in a project for the front entrance garden.

Gene Lucas pointed out the electrical safety work to be done in the front entrance area will require digging.

Motion: Gene Lucas moved to proceed with the Heather Beard plan.

Supplementary Motion: Gene Lucas moved to proceed with Option 2 or 3 of the Heather Beard plan.

After discussion, Gene Lucas chose to retract his motions until after the membership had an opportunity to have further discussion.

Action: Lori Hutcheson will find out from Simcoe County the timing of the roadworks in the Trillium Trail-HVR area and report to the members at the AGM in November.

Jen Taylor asked that Agenda item #4, Risk of Trail Easement, be addressed next to ensure sufficient time to address it in the meeting. The Chair moved to Agenda item #4.

Risk of Trail Easement (Reference: [Agenda Attachment #7](#))

The Chair summarized her discussion with Township of Oro-Medonte Chief Administrative Officer (CAO), Shawn Binns.

Meghan MacGillvray and Linda Myles each commented that they were aware there was interest at the Township level in some similar kind of trail easement for a few years now.

Jen Taylor stated there is a need for more No Trespassing signs on the common lands.

Ruth McKay stated that there are likely implications for OHPOA insurance on the common lands.

Bill Hutcheson suggested there be a delegation to the Mayor and staff representative(s).

Action: Max Zippel and John Dehaan and Dan Kangas, in consultation with the Executive, will form a delegation to the Mayor and staff representative(s) and request a meeting with the Mayor accordingly.

The Chair informed the members that, outside of her role as OHPOA President, she and her husband may choose to consult with a lawyer privately.

Motion to extend the meeting end time from 5:30pm to 5:45 pm:

Moved by Linda Myles. Seconded by Bill Hutcheson.

Motion carried.

The Secretary noted that the meeting quorum is now 17.

Decommissioning the old Fire Pit (Reference: [Agenda Attachment #6](#))

Motion to decommission the old fire pit as soon as possible, that no one on the street is to use it in the meantime, and that Dan proceed with the best option at the least cost:

Moved by Linda Myles. Seconded by Jen Taylor.

Motion carried: unanimous.

Forest Maintenance (Reference Agenda Attachments [#4](#) and [#5](#))

The Chair noted the survey responses indicated general agreement to protect the natural environment of the common lands.

Lori Hutcheson and Linda Myles each suggested that there are local conservation/ecology/forest management experts who may be available to engage consultatively with OHPOA.

The Chair confirmed for members that engaging a consultant is for the shared property only, not for individual properties.

The Chair suggested that engaging a consultant would help to provide guidance for matters such as whether to leave or to remove slash from the common lands.

Members discussed whether the scope of engagement of a consultant should be for forest management or to provide an ecological assessment.

The Chair stated she has a quote of \$25-\$30 per lot from a forester for a forest management assessment.

Action: Linda Myles will do research and talk with local relevant experts, and report back to the members at the AGM in November.

Motion to adjourn the meeting:

Moved by Bill Hutcheson. Seconded by Heather Northrup.

Motion carried: unanimous.

The meeting was adjourned at 5:45pm.

Respectfully submitted,

Suzanne Carlaw, Treasurer

October 9, 2025

Attachment A: [October 5, 2025 OHPOA Meeting Agenda](#)

[Link to Oct 5, 2025 OHPOA Zoom Meeting Recording](#)