



ANNUAL GENERAL MEETING  
March 23<sup>rd</sup>, 2024

Minutes submitted by Monique Renaud

**QUORUM**

Quorum was established.

**OPENING OF THE MEETING**

Ms. Heather Trott, Interim President, welcomed all participants and particularly Ms. Chloe Hutchison, Mayor of Hudson, who accepted to attend our meeting today. Ms. Trott also introduced all Board members. The meeting is taking place in both English and French.

**APPROVAL OF AGENDA**

Mr. Michael McMillan approved the agenda; he was seconded by Mr. Gaétan Houle. The agenda was approved unanimously.

**NOTICE OF MEETING**

Mr. Gaétan Houle proposed that the notice of meeting be placed in the book of minutes; he was seconded by Mr. Michael McMillan.

**MINUTES OF THE 2023 AGM**

The minutes of the 2023 AGM were published on our website. The President asked the assembly if there were any questions pertaining to these minutes. There were none. Mr. Gaétan Houle moved to approve the minutes of the 2023 AGM; he was seconded by Monique Renaud. The minutes were then adopted unanimously.

**PROXIES**

Two proxies were received: Mr. Jean-Marc Dupont and Mr. Gilbert Vocelle.

**PRESIDENT'S REPORT**

Ms. Heather Trott explained that the philosophy of our organization is to create a sense of value and the importance that our rules be respected. She is hoping to obtain as much input as possible from the membership.

**OTHER REPORTS FROM BOARD MEMBERS****Gaétan Houle, Liaison with the Town of Hudson**

Gaétan has been working closely with Ms. Chloé Hutchison, raising awareness about points that are important to our Association.

**Gilbert Vocelle, Architectural Committee**

Gaétan is representing Gilbert Vocelle, architectural committee chairman, who cannot be present today. He reported the following:

No new house construction plans were submitted for approval to the Architectural Committee in 2023. Other information and/or approvals were given to several residents during 2023 such as:

- a) 112 Mayfair: On May 23<sup>rd</sup>, 2023, an e-mail was received from the new owner of this property (Mr. Claude Parent) explaining the installation of a pool and garage on his property. His project was approved by the Committee.
- b) 16 Sunrise: On October 4<sup>th</sup>, 2023, we received a request from the notary Mrs. Nathalie Plante who wanted to receive our Charter. Mr. McMillan provided her with our Charter and confirming that there were no arrears for the Association Dues on this property. The sale was achieved in Mid-October 2023.
- c) 28 Sunrise: The property with a TEMPO is a subject on the AGM agenda.

### Period of Questions

Q - Mr. Roger Carpentier: is something being done about the problems caused during power outages? The water pump on Vipond was not functional for more than 8 hours. Do we have a generator?

A – There is a generator, but the motor unfortunately failed on that occasion.

Q – Ms. Sarah Browne: what is being done about the RV that is parked in the driveway on Vipond, as we know this is not permitted? She suggests that a complaint be done with the Town of Hudson.

A – Ms. Heather Trott explained that this year will be the year of the Charter, and this will be on our list of priorities.

Q – Jody Wright: Jody reinforced Sarah's point. The parked RV and gravel driveway look awful in the neighbourhood.

A – Ms. Trott explained that something has to be done about this. Action will be taken.

### Mr. Michael McMillan, Treasurer

Financial statements for 2023 were presented by Michael and they are annexed to these minutes.

### Period of questions

Q – Mr. Roger Carpentier: Does the total income takes into consideration that every resident has paid his/her membership?

A – Michael explained that the invoices were sent last month, and that a total of \$12,000 had been paid so far. Contacts have been made to notaries and real estate agents to ensure that newcomers are aware that fees are payable, upon moving into Alstonvale.

Q – Mr. Jody Wright: Are there any results from the legal fees that were incurred last year?

A – The legal fees were about reviewing the Charter and By-Laws, as well as writing a legal letter, which was delivered by bailiff.

Q – Mr. Roger Carpentier: Should legal fees be charged to members who do not respect the Charter?

A – Ms. Trott explained that we could look into this possibility. However, not all deeds of sale are created equal. It is not simple when things are not equal. She added that Gilbert Vocelle contacts the Real Estate agents to ensure that the Charter is given to new arrivals. But sales contracts are not all the same from one home to another.

Q – Diane Martineau: Is there consideration given to the disposal of garbage, and what is being done about dog excrements that

has not been picked up? There is often garbage at the corner of Vipond and Mayfair, and this is generally not from people in this neighbourhood.

A – A picture should be taken when we see something like this. There should be a way to pick up extra garbage from the Town.

**Motion to adopt the financial statements:** Mr. Cork Winters proposed the approval of the financial statements. He was seconded by Mr. Stanley Booth. Financial statements are adopted unanimously.

**Helena Kedziora, Social**

Ms. Helena Kedziora, who is postulant for the position of Social Committee Chairman, explained that she is glad to see everyone today. She is planning to organize a dinner at The Falcon Golf Club on April 26<sup>th</sup>, details of which are on a poster. Ms. Chloe Hutchison, our mayor, as well as Mr. Darren Legault, Town Councillor and their spouses, are invited to join us for the occasion. She also welcomes any suggestion for social activities.

#### **Mr. Steve Reed, Environment**

Steve explained that some money will have to be injected to cover the damage that was done to the grass area at the North Entrance of Mayfair. New flowers will have to be planted; new grass will have to be seeded. One load of soil + plants will be necessary to repair these damages. Jody Wright volunteered to help Steve with this tractor this summer. Michael McMillan will also volunteer to help. The park areas are done by the Country Gardener. Jody expressed his gratitude for all the work done by Steve in the past years.

Steve also requested that people respect the by-law of No Noise on Sundays; this is also a Town By-Law, not just an ARA By-Law. Reminders will be sent to everyone to that effect.

#### **Monique Renaud, Secretary**

Monique reported that five Board meetings took place in 2023.

#### **PRESENTATION BY MS. CHLOE HUTCHISON, MAYOR OF HUDSON**

We were honoured to have Ms. Hutchison attending our AGM. Ms. Hutchison wished to thank particularly Mr. Gaétan Houle for his inviting her to join us; she stressed out that she appreciates the common values that we share. Below, is the textual presentation done by our mayor.

Good morning and thank you for the invitation.

It is a pleasure to be here, thank you also to the Councilor of District 6, Daren Legault for being present as well.

The activity reports presented by your interim president and the different board members have provided valuable insight into the quality and the pride of place, which is inherent in your area, in the stewarded of this board of administrators and the residents themselves. Certainly, many of the elements of vision and values raised this morning align with those of Town council. We too are focused on bringing added value, on how to forge a deeper pride of place and support a strong sense of community. Being here together is a testament to this shared engagement.

I am pleased to learn that the Association is looking to update the Association's Charter to be representative of the current needs and vision of the people who live in Alstonvale today and in the next few years. I look forward to learning more about your process and finding opportunities to align our efforts whenever possible. Thank you for having set a single point of connection between the Town and the Association through Gaetan Houle, this will help keep the channels clear between the Town and the Association. Please keep in mind that our energies and focus cover the entire territory of Hudson and that we aim to offer equal representation and level of service to all who live in Hudson.

Listening to some points raised this morning, on compost for example, please know that the Town receives a decent amount of compost generated from the weekly brown bin pick up. The piles are generally delivered in the spring at the snow dump behind the train station and the community farm. Residents are free to come serve themselves until reserves run out. The compost is of excellent quality, rich and thick. As for the mention that additional garbage cans would be appreciated near or on the public trails in the area, I will enquire. There are some bins at the entrance of the trails at the center of town, I will ask if similar bins could be added by Cirko Trail and maintained by the Town.

With regards to the lawn damage caused by a couple of drivers out for a joyride at the north entrance and the sense that the SQ's handling was insufficient, I will ask the Circulation Committee composed of two councillors, Reid Thompson of

District 4 and Benoit Blais of District 2, who are accompanied by the Town's Public Works director and one of the SQ officers assigned to our Town, either José Gonçalves or Raffi Hadjian, to put this item on their working agenda.

The committee generally meets once a month, depending on the number of service requests received. This would be a good opportunity for the SQ to explain to a representative of the ARA how the SQ addresses questions of vandalism, property damage caused by joyriders, break-ins and so on, and to see if there are statistics which can be shared with the general population on break-ins, and possibly even per neighbourhood. The Circulation Committee is also a place where the question of adding a mirror at the top of the curve on Alstonvale Road near the north entrance could be raised for review. To submit an issue for evaluation by the Circulation Committee, simply fill in a detailed request through the online service request portal. The same process applies to any service request, please use the online service request portal as the system provides follow-ups, also the information and actions taken are kept on record for viewing by the different persons assigned to the task and remain on file for those looking several months or years later for the history if an issue resurfaces for the same address. Perhaps send your list of requests to a designated person on the Board, where that person could be the one to enter the requests into the system, who will then receive the updates and be able to give you a regular portrait of the situation.

On the control of noise, whether from the increasingly popular nightlife in the village core or of work tools, lawn mowers and leaf blowers, this remains an important issue which is regularly brought to our table, as we are looking to set in place a tighter framework that will gradually motivate people to willingly adjust their habits in consideration of others and the environment, rather than through punitive measures alone. Please know that we also receive an increasing number of requests to reduce light pollution, and to preserve the 'natural' feel of Hudson, where adding streetlights in some areas is not always welcome by all.

Finally, here are the answers to the questions submitted by your assigned spokesperson, Gaetan Houle:

**1. Ministry of Transport / visibility and safety: request to install a streetlight at the intersection of Harwood and Cambridge**

A meeting was held between the Town and the Ministère du transport (MTQ, now called the MTMD Ministère du transport et de la mobilité durable) in mid-January, where the Director General, Marie-Jacinthe Roberge, the Director of Public Works, Iain Dalgarno, and I were present. As established at the meeting, Council adopted a resolution in February 2024 asking the MTMD to carry out a study. The MTMD has confirmed that it has accepted our request and is currently studying the situation.

**2. Emptying into the street (septic tank at 38 Vipond) / ferrous oxide: potential health risk?**

There is no drainage system in this sector. A new drainage ditch would require a CA/certificate of authorization from the MELCCFP/Ministry of Environment and would take several years to complete. A sectorial drainage solution was presented in 2019 to the residents of the sector, the residents then in learning of the estimated costs, refused to invest in a sectorial drainage system. While the Town could proceed with the construction of a dry well to absorb the water from the septic tank, it is expected that this type of system would not work well due to the clay soil and high-water table, and thereby would only be a short-term fix. At this time, the most direct and least expensive solution is the one currently in use. There is no health risk from ferrous oxide, it is unsightly.

**3. Possibility of converting the underused playing field on Cambridge into a pickleball court**

The Town has just completed a public call for tenders for the preparation of a master plan for parks, trails and green spaces. The call for tenders has been opened and the bids are currently being analyzed. The Town's recommendation will be presented to Council for approval at its next public meeting. The awarding of the contract to the professionals is scheduled for May 2024. The development of this plan includes several public consultations covering the entire territory. It will be useful to submit your proposals to the Town consultants and Town council during this elaboration of this master plan.

**4. Harmonization of the ARA charter with Hudson town planning regulations**

Typically, it would be for the ARA to harmonize the charter with the Town's bylaws, and to pay for the process. At this time, the Town's priority is to bring the urban planning bylaws into conformity with the regional development plan by early next year, where the revamping of the Town's urban planning bylaws will have to wait as the process will take a year or more to be completed successfully. We can continue to look at the simple additions into our bylaws to bring greater coherence with our respective visions for the look and feel of Hudson, and its different neighbourhoods. In the meantime, please note that some elements of the Alstonvale Charter with regards to architectural controls are prescriptive, meaning that they are precise requirements (e.g. minimum area for the siting of houses, setback of accessory buildings, location of swimming pools, prohibition of above-ground pools, etc.) while others are discretionary, and will fall into the review process which exists in most towns, where review must be conducted by the Town Planning Advisory Committee, or TPAC, also known as CCU in French, who make recommendations to Council for approval through resolution at a public council meeting. To ensure consistency, the Town would have to amend the zoning by-law and also the SPAIP/Site Planning and Architectural Integration Program by-law to cover all the elements of the Alstonvale Charter. The Town could look to incorporate Alstonvale into the SPAIP by-law in a future amendment, as exists already for Main Road, Willowbrook, the village core, Sandy Beach and others.

5. **Summarize the proposed amendment to by-law no. 767-2024, with a focus on article 401.2 concerning special provisions for core zones and green spaces:**

Article 401.2 pertains to the proposed increase from 10% to 20% of the mandatory contribution for park purposes aimed at the central zone. The central zone is defined as the urban perimeter and does not include zones R-44, REC-45, A-46, or R-48. The intention is to increase the Town's capacity to acquire lots with environmental interest and green spaces as the central area continues to urbanize and become denser.

6. **Overview of the Town's dry well maintenance program for the Alstonvale sector:**

In the past, the Town installed between 3 and 4 dry wells per year. The recent addition to the provincial regulation called REAFIE now makes it impossible to install new dry wells without an engineer's plan approved by the MELCCFP. The Town is currently allowed to replace existing dry wells, but they must be identified on as-built development infrastructure plans. The Town decides which dry wells are replaced according to the inventory carried out each spring during the melt period and during heavy seasonal rainfall.

7. **Streetlights fitted with security cameras at the entrances to Alstonvale** to address security concerns in light of recent incidents involving theft and vandalism. A number of questions come to mind, would such a program be sector-specific, with a sector-specific mandate for increased surveillance? In the interim, the Town will speak with the SQ to better understand the situation. We shouldn't lose sight of the fact that some citizens are fighting against the installation of streetlights (visual nuisance, light pollution, reduced sense of "nature", etc.).

8. **Any other points you would like to bring to our attention:**

**Improvements to the drinking water supply system** are continuing and should be completed in July this year. The Town will then have better redundancy of supply, as well as a new generator to maintain service and improved automation to manage the network.

**Power outages:** Hydro Québec is working on several areas to reduce vegetation that could affect the network, where it seems that the sources of the majority of recent power outages were situated outside Hudson limits.

**Sandy Beach:** Last week, the private property owner closed the trails which lead to the Beach which is also situated on private property but is covered by a servitude of public use registered in 2007. The Town will have to build a new path on public property to connect the Town-owned property to the Beach. As this path will be on the edge of the Ottawa River, it will run through sensitive natural areas and will need to receive ministerial approval before being built. This process will take months, and possibly longer. Until then, we ask that residents respect the signs and do not trespass onto private property.

Thank you for your time and your warm welcome. I look forward to maintaining a constructive relationship with the ARA and the residents of Alstonvale. I trust that your spokesperson, Gaetan Houle and the ARA Board will continue to serve you well.

**Period of questions and observations**

Q – Mr. Claude Konikow: the camera on his property was able to see some damage that was done to his lawn by a red Suzuki. He reported the incident, but there was no follow up.

A – Ms. Hutchison stated that we have a very good relationship with the SQ (Circulation Committee). The Town of Hudson pays

\$9.1 Million for this service.

Posting a sign indicating there is surveillance in our area might help. A camera at both the North and South ends might also be helpful.

Q – Sarah Browne: is of the opinion that the Town by-laws should be better enforced. She cited for example the RV that is parked in a driveway, which is not permitted in Hudson.

A – Ms. Hutchison suggested that ARA makes a list of the problems and makes a formal complaint to the Town in writing. Also: our councilor, Darren Legault, can be contacted and made aware of the problems.

Q – Mr. Cork Winters: he considers that the guilty parties should be contacted and obliged to come and fix the damage they did to our area. If we let problems ride, we set a precedent.

A – Ms. Hutchison reinforced the importance of informing the Town and the S.Q. when such problems arise. Our level of engagement with the S.Q. is very good.

Q – Mr. Gaétan Houle: what is the current situation with Sandy Beach?

A – Ms. Hutchison explained that the owners of Sandy Beach have cut off all private access to several areas of the park, making it very complicated to install a foot path along the private areas. The servitude exists since 2017. It is not so easy to deal with the owners. The Provincial Ministry has removed their rights, and the case is in court. Buying the property is not realistic. This is a very complex field, pointed out Ms. Hutchison. The law has changed. Certain public areas were sold for profit and they should remain public properties, in order to be able to develop what is left.

Q – Mr. Stanley Booth: the mirror on Alstonvale Road has been destroyed. Is there a plan to replace it?

A - This is an issue for the Circulation Committee. It needs to be addressed; the road is in a bad condition.

Q – Ms. Stanley Booth: is there access to the Parkinson Trail from Hudson's Valleys?

A - This is a complex issue because it is partly public and private property. It should be addressed.

Q – Mr. Stanley Booth: what is the status on densification?

A – The Province is moving away from private residences. There is a need to downsize. We need to think of “projets jumelés” and a “village”, with less cars. We also need to think of protecting our water supply, our white pines, etc...

Ms. Hutchison also indicated that improvements in the system of portable water supply should be completed by the month of July. A new generator should be installed. Hydro is also working on clearing trees so that power outages are decreased. The synopsis of the Town's budget is on the Town's website.

Q – Ms. Heather Trott: we want to remain in our community, but this does not stop us from downsizing.

A – Up to 20% of a project value can go to the Town. There is no clear answer. We need to reduce our footprint. For example, using one car for two persons, instead of one car each. Noise is also an important factor. We need to become more tolerant of each other in our communities, and to be coherent with our choices.

Q – Marci Shiaman: would it be feasible to ask that more trains be added, given the problem with the bridge?

A – Ms. Marilyn Picard is in touch with the Ministry of Transport. It is managed by CP, which is not always easy to deal with. Public pressure might work... We should have at least one train on weekends. Ms. Hutchison encourages us to make pressure on Ms. Picard to that effect.

Ms. Hutchison explained that she has a coffee meeting every Saturday morning, following the Tuesday's town meeting. We are welcome to attend.

Again, Ms. Hutchison thanked us for inviting her to our Annual General Meeting.

**ADJOURNMENT**

Ms. Heather Trott proposed the adjournment of the meeting; she was seconded by Mr. Gaétan Houle.

DRAFT

