



## *Association Domaine de la Tranquillité*

CP 2715, succ. B  
Mont-Tremblant QC J8E 1B1

### **MINUTES OF THE ANNUAL GENERAL MEETING OF ASSOCIATION DOMAINE DE LA TRANQUILLITÉ HELD SATURDAY December 14, 2024 AT 3:00 PM IN PERSON AT 860 CHEMIN DE LA SÉRÉNITÉ**

#### **1. CALL FOR MEETING AND CONFIRMATION OF QUORUM**

The President, Russell Goodman, welcomed all members in person to his home on Chemin de la Sérénité. After observing a quorum, with 28 members present, he and all members of the Board of Directors met and presided over the Annual General Meeting.

#### **In Attendance:**

Alain Miquelon  
Bryce Liberty  
David Johnson  
Dominique Bock  
Eileen Bridges  
Eric Boulva  
Isabelle Thibault  
France Gagnon  
France Gravel  
François Carrier  
Hughes Gagnier  
Janet Hylland  
Jean Cloutier  
Jean Duval  
Josée Farfard  
Josée Witherow  
Marc Rivet  
Marie-Élaine Lépine  
Michiel Verburg  
Mireille Proulx Rivet  
René Mireault  
Ruth Liberty  
Russell Goodman  
Sarah Ellwood  
Serge Poulin  
Stephen Shaw  
Steve Zimmerman  
Susan Shaughnessy

#### **2. Welcome to our new members**

The President mentioned that there are two new members this year: Stéphanie Ouellette and Carl Éthier-Lortie (Chemin de la Sérénité)

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**3. Reading and adoption of the agenda**

Proposed by Alain Miquelon

Seconded by Steve Shaw

Adopted unanimously

**4. Adoption of the minutes of the annual general meeting of December 9, 2023**

An electronic link to the minutes was distributed by email to all members before the meeting

Motion to approve the minutes of the annual general meeting of December 9, 2023

Adopted unanimously

**5. Report of the President and other members of the Board of Directors**

**a. Risk management**

Last summer, your Board of Directors analyzed the potential for civil liability risks of the Association.

Three risks were assessed:

1. Damage to roads -
  - a. Caused by excessive runoff during heavy rains - causes washouts and deep grooves in roads
  - b. Caused by frozen culverts under roads - causes flooding, followed by deep grooves in roads
2. Road accidents resulting in personal injury or even death
3. Accidents related to water activities in common areas

Subsequently, the Board planned and implemented preventative measures

**b. Repairs, maintenance and upgrading of our roads**

As members have seen, there were many improvements made this year.

1. Resurfacing and asphaltting of the intersection of Chemin de la Baie des Ours and Chemin de la Tranquillité
2. Posts and guardrails repaired or replaced on Ch. de la Baie des Ours
3. Safety signage added
4. Some holes affecting the integrity of the structure of the roads repaired
5. Added a few inches of crushed stone on Allée des Épinettes et Pruches and Chemins de la Sérénité and Baie des Ours



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### 6. Repaired erosion on the shoulders of Chemin de la Tranquillité

This work was expensive but necessary – \$82,000 in total

The Association's Contingency Fund is now completely depleted. The members of the Board of Directors recommend that we finish the resurfacing of Chemin de la Tranquillité in 2025 or 2026. This work will cost approximately \$75,000.

For this reason, the Board members recommend special assessments of \$600 per lot on January 1, 2025 and 2026.

### **c. Security signage in the common areas**

Signage will be improved next summer to raise awareness among swimmers of the dangers of shallow water and the need for parental supervision of children

### **d. Update on Domaine de la Grande Ourse project**

The project is progressing rapidly – the main road has been completed, as well as the vehicular access to lots 9 to 11. Two houses are under construction – and well underway. At least two new houses will be built next year.

### **e. R2LTN: Hiking and snowshoeing trails**

The “temporary” closure of the Caribou-Cap 360 (yellow markers), Montagne de l'Ours (dark pink markers), Gorille 1 and 2 (turquoise and blue markers), Rivière Cachée (white markers) and Portes de l'Enfer (orange markers) trails required the development of new access trails. The concerns of property owners in the Domaine de la Grande Ourse, as well as those of the municipalities of Lac-Tremblant-Nord and Labelle, were taken into consideration.

The result: there are only two access points for all trails, both are on the new road

- The first access point leads to the Caribou-Cap 360 and Montagne de l'Ours trails
- The second access point leads to the Mont Gorille, Rivière Cachée and Portes de l'Enfer trails

The entrances to these two access points are not identified on the new road. The markers and other forms of signage do not begin until about 100 meters from the access points. This is a specific request from both municipalities and the landowners in the Domaine de la Grande Ourse. Next spring, we will find a solution so that both access points are visible – we think that stone cairns at the access points will be a good solution. The map on the Association's website has not yet been updated but will be soon.

The Montagne Verte and Nez de l'indien trails continue to be very popular with visitors and residents of the area. The Montagne Verte parking lot is operating well. The La Tuque trail has not been affected by



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any change requests from the municipalities, but the start of this trail is now also invisible from the roads.

For next summer, there is a section of the western section of the Caribou-Cap 360 loop that must be relocated.

### **f. New snow removal contractor for private driveways – CLM Paysagement**

- i. Several members use the services of this contractor
- ii. Performance appears satisfactory to date

### **g. Les Amis de Lac-Tremblant-Nord: Protection of our public and private wilderness lands**

- i. Les Amis de Lac-Tremblant-Nord is now a registered charity that will soon also be permitted to issue donation receipts for the value of private wilderness land donations
- ii. The primary goal of Les Amis de Lac-Tremblant-Nord is to preserve the wilderness character of woodlands in the Lac Tremblant region. This objective will be achieved by targeting, acquiring and conserving certain private wilderness lands
- iii. Les Amis is collaborating with the Municipality of Lac-Tremblant-Nord who shares all of these goals.
- iv. The members of the Board of Les Amis are:
  - France Gagnon
  - Steve Zimmermann
  - Russell Goodman
- v. Les Amis de Lac-Tremblant-Nord will soon be conducting a fundraiser to kick-start its charitable activities
- vi. We are also discussing the concept of “members” and “emeritus members” of Les Amis, so that the organization becomes representative of the composition of our community as well as its benefactors

## **6. Report of the Secretary-Treasurer**

Hard copies are available for members present.

### **a. Results for 2023-2024**

- i. 100% of annual dues collected
- ii. Major improvements to our roads in 2024 (\$82,000)

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- b. Profit for the year was -\$2,800 compared to a budgeted profit of \$1,900
- c. Cash available at the end of the 2024 fiscal year is \$7,500, consisting of \$0 in the Contingency Fund and the balance in the general operating funds.
- d. Budget for the year 2024-2025
- i. Annual dues were increased by 7%, from \$1,125 to \$1,200.
- ii. The increase is mainly due to snow removal costs which increased by just over \$3,000 (7%), from \$48,030 to \$51,590.
- In 2023, the Association issued a call for tenders for snow removal when the existing contractor cancelled its 3-year contract. Three contractors were approached; two responded and Terrassement Philippe Sigouin was selected for a 3-year contract at a price of \$48,030 for the first year, increasing by CPI for the following 2 years.
  - The budgeted amount for road maintenance of \$18,000 reflected the approximate average cost per year over the last 5 years. However, with the condition of the roads and nearly \$50,000 in the Contingency Fund, major improvements have been made.
  - A discussion took place around the special assessment of \$600 per lot on January 1, 2025 and on January 1, 2026, we will have an additional \$42,600 per year to add to the Contingency Fund, as well as the budget proposes that approximately 10% of revenues be added to the Contingency Funds. The budgeted regular contribution to the fund for 2024-2025 is \$12,780 for a total cash balance of \$55,380 for the Association by year end.
- iii. The budgeted profit for the year is \$465 – essentially a break-even situation, consistent with past practice

**7. Approval of the financial report, the budget and the membership assessments for 2024-2025**

A first motion was presented and put to a vote to approve the financial report and budget for the year 2024 – 2025

Moved by: Eric Boulva  
Seconded by: Serge Poulin  
Carried unanimously

A second motion was presented and put to a vote to approve the special dues of \$600 on January 1 of 2025 and 2026

Moved by: Steve Shaw  
Seconded by: Marc Rivet  
Carried: 25 for, 3 abstentions



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A third motion was presented to approve the annual fee of \$1,200 for the year 2024 - 2025

Moved by Jean Cloutier  
Seconded by Bryce Liberty  
Carried unanimously

**7. Municipal Councillor's Report - Jean Cloutier**

- a. Jean mentioned that Kim Meyer won an award for an environmental project
- b. Jean commented on the municipality's takeover of municipal roads and indicated that council has no desire to take over additional private roads
- c. Jean provided an overview of the municipal financial statements to date and the budget for 2025

**8. Varia**

There was no other business.

**9. Termination of Annual Meeting**