

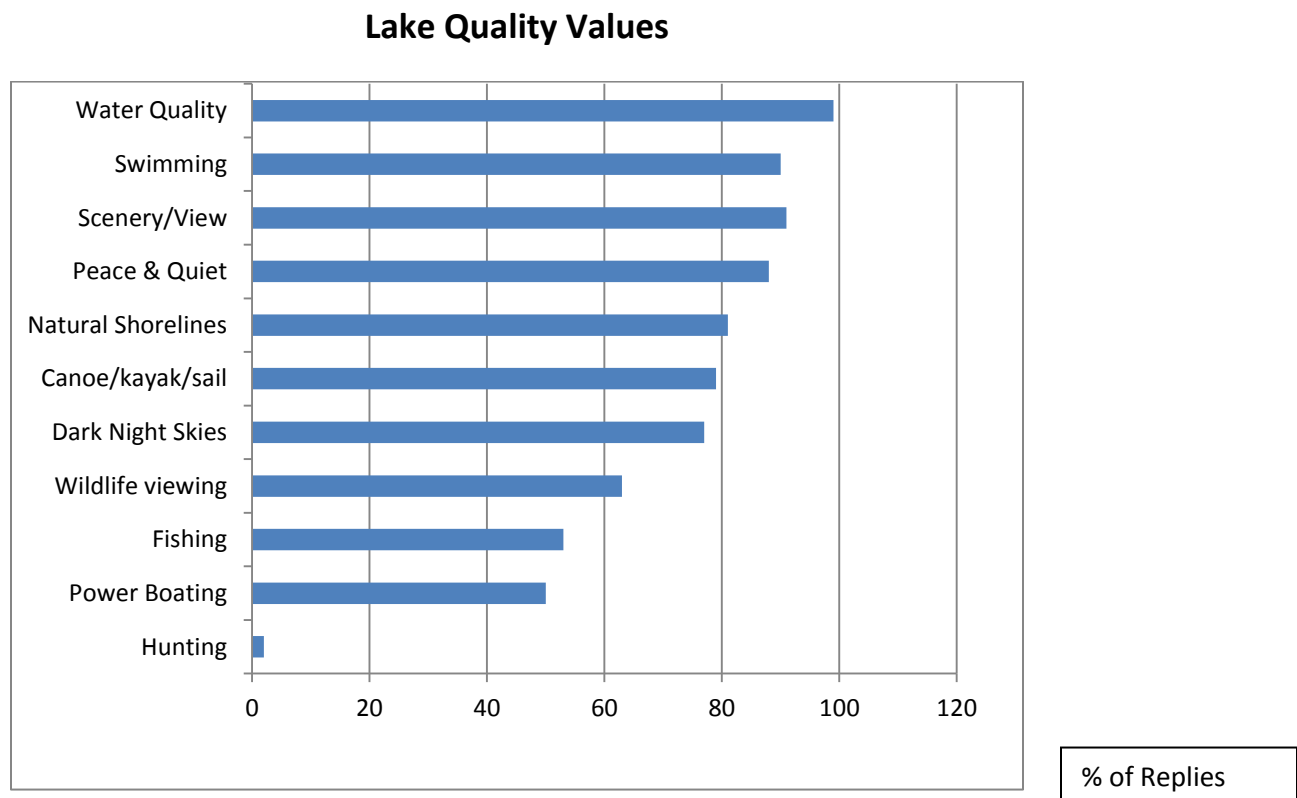
Owners' Survey, 2013

During the summer of 2013, the MLPOA distributed a survey questionnaire to obtain a current view of the values, priorities and opinions of Mountain Lake property owners, an update to the Stewardship Plan published in 2008 and the last survey conducted in 2005.

The following summarizes the feedback that you provided in response to the recent questionnaire. Forty percent of the questionnaires were completed and returned.

Quality Values

The chart below sets out what you told us regarding relative importance of eleven aspects of life that add to your enjoyment of our lake.



The results are very similar to those from the 2003 survey and reported in the Stewardship Plan:

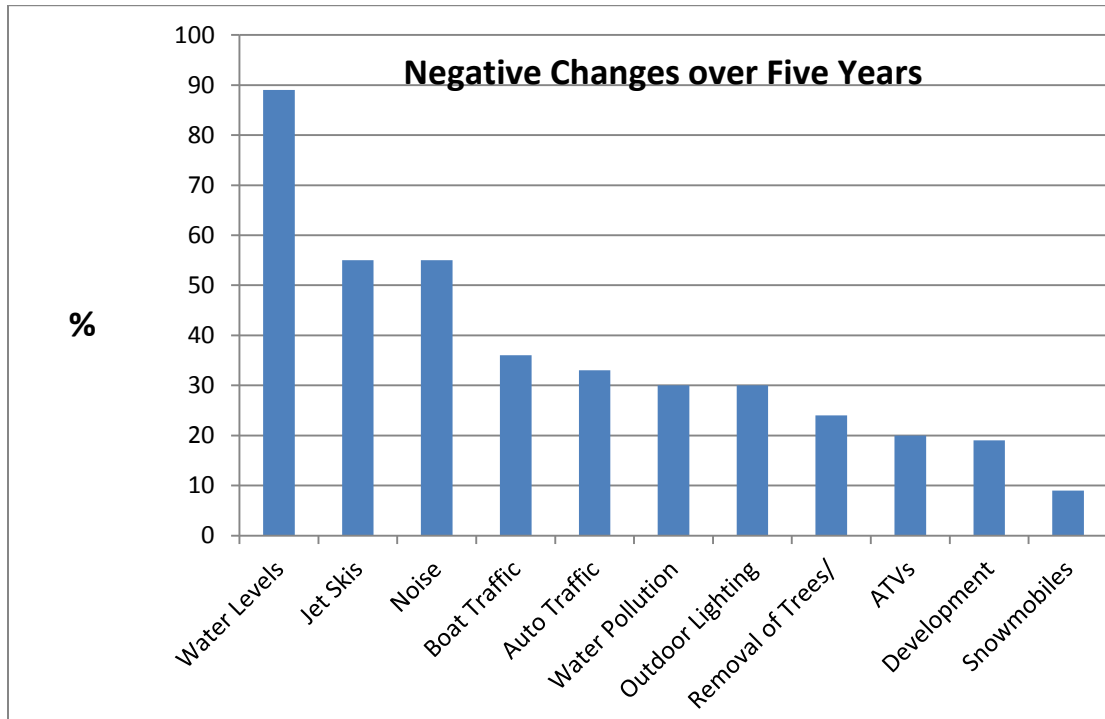
- You are almost unanimous in your view that water quality is the most important feature of Mountain Lake.

- You continue to place very high value on Scenery, natural shorelines, peace and quiet, and dark night skies.
- While most enjoy the quieter water-based activities, such as swimming, canoeing, kayaking, sailing, and fishing, a significant proportion place a high priority on power boating.

These are strong guidelines for priority actions by your MLPOA executive, but also for the treatment of our lake by all residents.

Negative Factors on Mountain Lake Life

As previously, this survey asked you to rank certain factors according to their importance on your enjoyment of your property over the past Five years. The chart below presents characterizes your responses.



Overall, following the severe flooding this year, it is not surprising that water levels are the top concern. Over 70% reported flood/ice damage and /or losses regarding docks, cottages and shoreline structures, and most are responding by securing docks and protecting buildings against recurrence.

Also, it appears that JetSkis and noise, while still important, have decreased in priority, but remain a concern. Users should continue to be aware of the need for consideration and

courtesy in these matters. Minden Hills Council recently passed new bylaws that reflect the views of many residents regarding noise, formalizing procedures for complaints and related penalties for abuse.

Water Quality

You were asked for your current views the on water quality our lake, and whether you have specific concerns that should have priority.

Your views on the water quality of our lake have changed dramatically since the previous survey.

		Excellent	Good	Fair	Poor	No Opinion
% of Replies	Previous Survey	30	57	8	3	2
	This Survey	8	39	31	20	2

Respondents provided some specifics regarding these concerns, as shown in the table below:

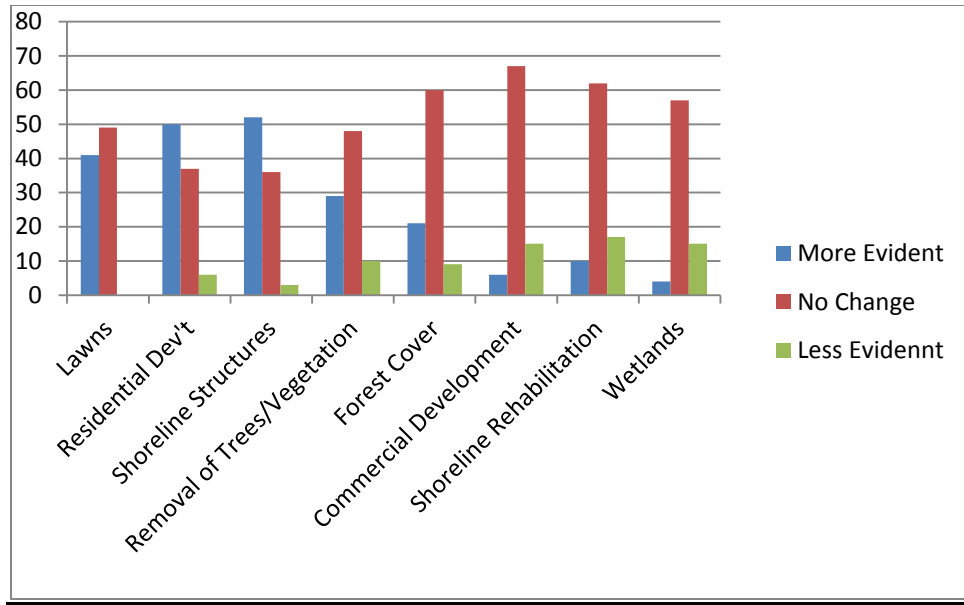
Concern	Oxygen Levels	Bacteria	Algae	Smell	Clarity	No Concern
% of Replies	51	43	31	18	17	3

A speaker at the MLPOA annual meeting this year made specific reference to the oxygen levels in Mountain Lake and the adverse effects on fish populations, and this information appears to have been taken to heart by our members.

Development and Shoreline Appearance

The survey asked your opinion regarding how the shoreline appearance has changed over the past five years. The chart below summarizes your responses.

Shoreline Changes over Five Years



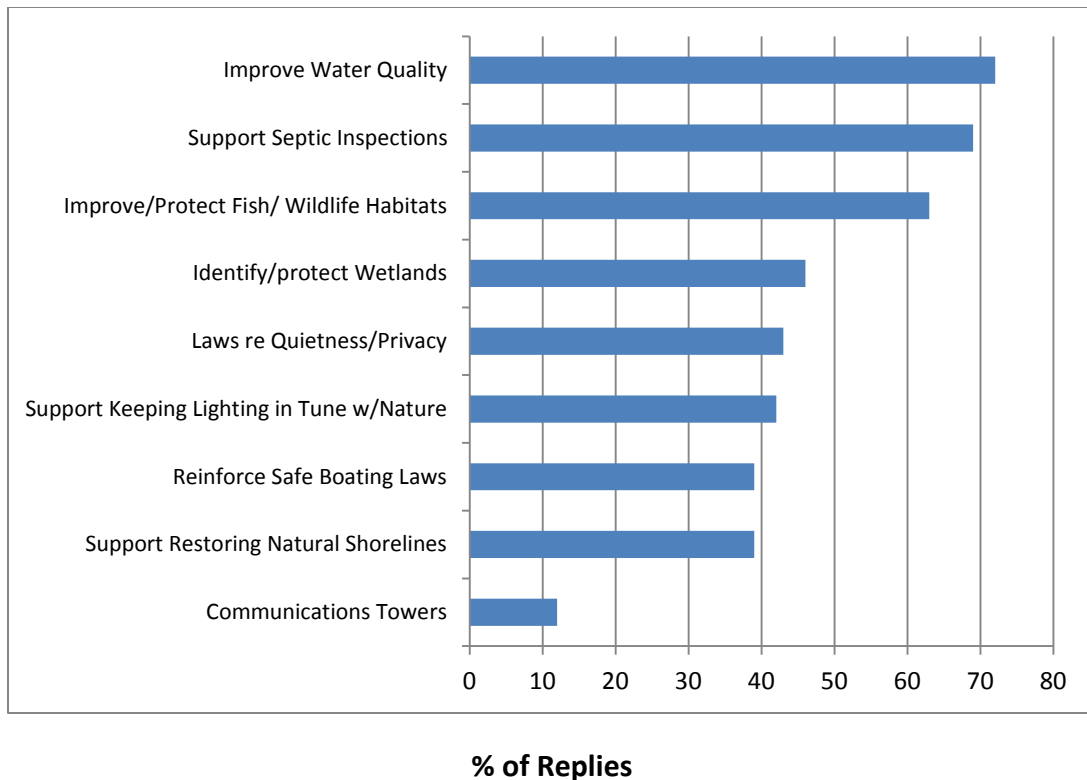
Approximately half of the respondents said that there has been increased residential development and more shoreline structures.

Lawns have been cited as problematic with respect to the use of fertilizer and runoff, and a speaker at the AGM encouraged returning shorelines to a more natural state. The survey results showed that 90% of respondents think the number of lawns has either remained the same or actually increased.

Priorities for Future Action

The survey asked for your guidance regarding priorities for future action for our lake. This chart shows the results:

Priorities for Future Action



Clearly, property owners wish to deal with matters that concern the water quality and those matters that affect it (septic systems, wetlands, shorelines) and those species that depend on it (fish and wildlife)

Survey information about Owners and Association Priorities

About survey respondents:

- 98% of properties are on the lakefront;
- 80% do not intend to become permanent residents;
- Property use:
 - Less than 30 days/year: 2%
 - 30 to 100 days/year: 58%
 - 100 to 365 days/year: 40%
- 94% are members of the Mountain Lake Property association.
- Most respondents want the MLPOA to keep the councils of Minden Hills and Haliburton County advised of our needs and concerns, and monitor activities and bylaw changes.
- Respondents views regarding Association social activities:
 - 14% want more activities in the summer;
 - 3% prefer fewer activities in the summer;
 - 83% don't really care.

- Other comments recommended actions regarding:
 - Water quality & levels
 - Septic inspections & healthy septics
 - Natural shorlines – protect wildlife, trees)
 - Noise: music, fireworks, parties
 - Shore damage by wakeboats;
 - Getting rid of muskies to protect bass and lake trout;
 - Quarry noise
 - Courteous boating, speeding close to shore.
 - Consistent by-laws re development, set-backs
 - **Increase community interest in preserving the lake**