

August 22, 2017

Attn. Tim Pidduck - General Manager/Secretary-Treasurer

Request for a long-term agreement for the Gut Conservation Area from the Wally Hilts Hunt Club

As we have discussed, the Hilts Hunt Club are requesting that the Board of Directors consider a longer-term agreement for the hunting rights at the Gut Conservation Area.

Family Heritage and History associated with 'The Gut' property

The Hilts family have been hunting the property for over 75 years. Back in the 1930's Wally Hilts Sr. and his brothers hunted the land with their father William Hilts, who was born in a homestead mere meters from the west property line. The Hilts family has leased hunting rights for the property ever since -- from Armstrong Logging, and then from CVCA after the property was acquired. There have been many fond memories created over the years, and other emotional ties to the property. In 1974, Gary Hilts (our brother), was killed in a motorcycle accident. Our eldest brother recalled a day that Gary carved his initials in a nearby tree. About 8 years ago we finally found the "GH tree", and it has become an annual tradition to toast Gary's memory at that spot.

The Wally Hilts Hunt Club was formed in the 1950's and members are now part of the Ontario Federation of Anglers and Hunters (OFAH). Our father Wally Hilts Sr recently turned 89 years young and still looks forward to every trip to the camp. My brother Dan and I now run the Hilts Hunt Club and have 16 full time members -- many are relatives. We practice safe hunting and abide by all conservation rules. It would mean a lot to us, and our father to secure a longer-term agreement for hunting rights.

Proposing a 10 year Agreement

While we have always had a year to year lease agreement for hunting rights, short term agreements make it difficult to justify making upgrades and improvements to our camp. We feel we have always maintained a clean and tidy camp and surrounding area.

We are asking for your consideration of a 10 year agreement that includes the following main elements:

- A 10 year fee schedule (see below), that includes an annual 2% increase
- Agreement for us to access the property throughout the year for camp and trail maintenance and during hunting seasons
- Either party could terminate the agreement with 3 years notice
- Consideration to pay 10% up-front if that is desired by CVCA

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10 Year Total
Annual Fee (includes 2% annual increase)	\$880	\$898	\$916	\$934	\$953	\$972	\$991	\$1,011	\$1,031	\$1,052	\$9,636
2%		\$18	\$18	\$18	\$19	\$19	\$19	\$20	\$20	\$21	

Thanks in advance for your consideration to this long-term agreement. We also remain interested in right of first refusal should CVCA decide to sell all or a portion of the property.

Thankyou.

Wally Hilts

Hilts Hunt Club President



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