

## MEETING MINUTES

<b>Meeting Purpose:</b>	<b><i>Annual Membership Meeting</i></b>		
<b>Date of Meeting:</b>	October 17 <sup>th</sup> , 2015	<b>Location:</b>	Granite Hills Golf Course Tournament Room
<b>Minutes Prepared By:</b>	John Brown	<b>time:</b>	9:00 a.m. – 11:30

### 1. Agenda

- a. *Approval of minutes of the preceding general meeting*
- b. *Financial report, and Budget 2016*
- c. *Annual report of the Directors*
- d. *Directors recommendations/actions regarding:*
  - i. *By-Laws;*
  - ii. *Membership Dues*
  - iii. *Appointment of an Auditor;*
  - iv. *Director Liability insurance; and,*
  - v. *Any other recommendations or actions of the Directors not addressed in the above list;*
- e. *Appointment, or waiver of requirement, of auditors;*
- f. *Status of, and issues to be addressed, in relation to:*
  - a. *the Developer Commitments;*
    1. *Boat Launch and docking*
    2. *Potable Water Service*
    3. *Beach/Swimming Area*
  - b. *Member Privileges;*
  - c. *Member non-compliance issues and steps to be taken in relation thereto; and,*
  - d. *Any other issues raised by the Directors and/or Membership that are relevant to the Objects of the Corporation;*
- g. *Consideration of Appeals of Member Privilege suspensions by the Board since the last Annual Membership Meeting (if any)*
- h. *Election of Officers for the ensuing year (note: as set out in this Bylaw: an Officer, excluding the Developer Representative, is deemed an elected Director of the membership unless otherwise stated at time of election to Office)*
- i. *Election of Directors for the ensuing year (note: as set out in this Bylaw no less than three (3) and not more than ten (10) Directors are permitted)*
- j. *Other new business*

### 2. Director / Officer Attendance at Meeting

Name	Role	Attended	Approval of Minutes	Date
David Maynard	President	-		
Mona Jodoin	Vice-President	✓		
Ray Senez	Treasurer	✓		
John Brown	Secretary	✓		
Gary Kent	Past-President	✓		
Lloyd Dreger	Developer Representative	✓		

### 3. Member Attendance at Meeting (as per meeting registry)

Name	Civic Address	Attends	Name	Civic Address	Attends
GONCALVES MANUEL MARQUES	100 FRED JESCHKE DR 98 FRED JESCHKE DR	✓	DUSABLON LEO	8 FRED JESCHKE DR	✓
SENEZ LEANNA MARIA	90 FRED JESCHKE DR	✓	HALL DEBORAH ANNE	6 FRED JESCHKE DR	✓
LABOSSIERE NORMAND	85 FRED JESCHKE DR 22 FRED JESCHKE DR 14 FRED JESCHKE DR 15 FAIRWAY DR 42 FAIRWAY DR	✓	PETKAU BARBARA ELIZABETH	9 FAIRWAY DR	✓
WIENS LEONARD DONALD	81 FRED JESCHKE DR	✓	LONGLEY JOHN WILLIAM	27 FAIRWAY DR	✓
WALKER BRADLEY	69 FRED JESCHKE DR	✓	HLYNKA SHIRLEY	37 FAIRWAY DR	✓
DESROCHERS VIOLET MAY	51 FRED JESCHKE DR	✓	MEILLEUR RON	43 FAIRWAY DR	✓
FISH DAVID GEORGE	33 FRED JESCHKE DR	✓	MCMILLAN TERENCE JOHN	36 FAIRWAY DR	✓
SMALL DEBORA ANNE	21 FRED JESCHKE DR	✓	ELDRIDGE GISELE THERESE	2 FAIRWAY DR	✓
SNEESBY MURRAY IAN	19 FRED JESCHKE DR	✓	WATSON CAROLE	95 FRED JESCHKE DR	✓
MCCUTCHON JAMES ROBERT	17 FRED JESCHKE DR	✓	CROWN UTILITIES LTD (Gilles Gauthier)	14 FAIRWAY DR 58 FRED JESCHKE DR	✓
GRAY DOUGLAS ALAN	15 FRED JESCHKE DR	✓	4553994 MANITOBA LTD (Gilles Gauthier)	4 FRED JESCHKE DR 2 FRED JESCHKE DR	✓
ORMONDROYD JOHN	13 FRED JESCHKE DR	✓			
POPLAWSKI JOSEPH JOHN	11 FRED JESCHKE DR	✓			
MCCRAE BRADY JOHN	20 FRED JESCHKE DR	✓			
DANDENEAU ROLAND MARCEL	16 FRED JESCHKE DR	✓			

#### 4. Meeting Agenda

- a. Approval of minutes of the preceding general meeting
  - o No changes were raised
  - o **Motion** to approve minutes made by Bob Desrochers – Second by Gary Kent – motion **carried**
  
- b. Financial report, and Budget 2016
  - o Question raised: “who paid the \$20 before? (should this be taken into account)”
    - Answer: the original fees were not official, and will not be taken into account
  - o (related) Questions raised: “Did anyone consider a 2-tier structure (empty lot vs not) ; or a form of discount for multiple lots? (ie would like to stay in good standing but fair to usage, those here have more usage and should pay more) ; (conversely) “is it possible to put liens on lots?”
    - (related) Answer: no way to monitor ; given volunteerism we do not want a complicated system ; administration of pay per use is not feasible; empty lots still getting benefit via salability; this fee is not set in stone but reflects immediate GHHO reality to move forward , annual fee can and is likely to change to reflect each new budget; the fee is not entrenched in the by-laws, nor is approval of the by-laws an approval of the fee
    - Note: it is the responsibility of the buyer/seller to account for the property’s “member standing” with the GHHO
  - o Question raised: “I want to know if the date and time of the annual meeting can be set well ahead of time ( and at a more appropriate time than late October)”
    - Answer: we acknowledge the less than ideal timing and do appreciate everyone coming; given the effort to prepare the materials and to provide legal timelines we could not schedule sooner; however the point is heard though and going forward a more preferable timing will be identified
  - o **Motion** to approve proposed \$100 annual fee made by Lil Dusablon – Second by Debbie Small – motion **carried**

## c. Annual report of the Directors

The first three items of report were expanded on ...

- Boat Launch:
  - GHHO board acknowledged all the continued effort being made by the Developer to try and advance this matter
  - Developer provided an update:
    - Boat launch is awaiting MMF endorsement (technically Transport Canada approval); their interests have been disclosed and are under discussion; expecting further progress within the month
    - Question raised: “is the application for both a launch and marina?”
      - (G.G.) “Yes, initial intent is for a single launch with room for a (future) second ...note: if slips are present then launch usage will be less than the original plan accounted for ”
      - Consensus survey was tabled to membership “are all ok with support for launch and marina application?”
        - Answer “YES”
    - Questions raised: “What can GHHO Board do further to help?” ... “can we expect to receive ongoing timely updates so we can keep members informed?”
      - (G.G.) “ the ministry has send letter to MMF to move on this matter ... an MMF tour of area is the next action (nothing GHHO can do directly for now)” ... “Yes we will keep you updated ”
    - Question raised: “who gets the slips?” ... “my agreement says launch not marina, do we have a say in how slips get administered?”
      - (G.G.) “Granite Hills Estates comes first, then slips will be opened up to others if not all of the slips are spoken for”
    - Question raised: “agreement says launch given over to GHHO for administration, not the marina?”
      - (G.G.) “Developer will manage both the launch and marina (ie liability, hydro, etc)”
- Potable water:
  - No questions raised
  - Developer provided an update:
    - Will be acting on a letter from Conservation to install filters designed to control chlorine levels
- Swimming Area:
  - Ray presented an overview of proposed location adjacent to golf course dock. This led to discussion of pros and cons of location, followed by two related motions
  - **Motion** to have board pursue this proposed location further made by Leanna Senez – Second by Gary Kent – motion **not carried, proposal dead**
  - **Motion** to strike a committee to pursue other options made by Lil Dusablon – Second by Roland Dandeneau – motion **carried**

## d. Directors recommendations/actions regarding:

- By-Laws;
  - At the request of the Developer the version of the By-Laws mailed to membership has been changed. The change was made to clarify commitments to avoid conflict, it does not change the intent. The paragraph in question is at the end of the list of Protective covenants:

**FROM**

*Notwithstanding anything otherwise stated herein, the above definition of protective covenants, does not, and shall not be interpreted to, change any covenant agreed upon in any prior legal document between the Developer and any particular lot owner.*

**To**

*Notwithstanding anything otherwise stated herein, the above definition of protective covenants, does not, and shall not, be interpreted to change any covenant agreed upon in any prior legal document between the Developer and any particular lot owner, and in particular but without limiting that generality, is not intended to diminish whatsoever the Developer's veto rights set out in those prior legal documents, over any changes to any such protective covenants that maybe viewed by the Developer to negatively effect the Developer's business.*

- **Motion** to pass by-laws as amended to address Developer request made by Gary Kent – Second by Ray Senez – motion **carried as amended**
- Proposal then raised to amend special resolution quorum clause stipulating 15 designates; rationale being the existing clause represents logistical time(reschedule) risk and out of pocket costs to the GHHO should there be no quorum
- **Motion** to amend by-laws to “if there is no quorum at the start of the meeting then the meeting is to adjourn for 20 minutes, at which time quorum becomes those member designates in attendance” made by Lil Dusablon – Second by Ron Meilleur – motion **carried as amended**
- Membership Dues;
  - See (b) above for related motion
- Appointment of an Auditor;
  - Discussion on purpose and merit for GHHO. See (e) below for related motion
- Director Liability insurance;
  - **Motion** to approve director liability insurance that does not exceed \$2600 annually, and the board is to get 3 quotes and act on the best quote made by Brad Walker – Second by Leo Dusablon – motion **carried**

- e. Appointment, or waiver of requirement, of auditors
- **Motion** to dispense with the appointment of an auditor until the next annual membership meeting made by Debbie Small – Second by Norm Labossiere – motion **carried**
- f. Status of, and issues to be addressed, in relation to
- *the Developer Commitments;*
    - *Boat Launch and docking* See (c) above for related discussion.
    - *Potable Water Service* See (c) above for related discussion.
    - *Beach/Swimming Area* See (c) above for related discussion and motions.
  - No other matters discussed
- g. Consideration of Appeals of Member Privilege suspensions by the Board since the last Annual Membership Meeting (if any)
- Question raised to membership, “does anyone have any compliance issues, and how do you wish they be pursued”?
  - No issues, or appeals were raised
  - Suggestion from membership is that they be dealt directly with the Board and in writing
- h. Election of Officers for the ensuing year (note: as set out in this Bylaw: an Officer, excluding the Developer Representative, is deemed an elected Director of the membership unless otherwise stated at time of election to Office)
- Past President : David Maynard – **motioned** by Ray Senez, second by Gary Kent, **carried**
  - President: Ray Senez - **motioned** by Brad Walker, second by Violet Desrochers, **carried**
  - Secretary: John Brown - **motioned** by Leo Hlynka, second by Norm Labossiere , **carried**
  - Treasurer: Leanna Senez - **motioned** by Roland Dandeneau, second by Leo Dusablon, **carried**
  - Vice-President: Mona Jodoin - **motioned** by Ray Senez, second by Gary Kent, **carried**
  - Developer Representative: Lloyd Dreger - **motioned** by Roland Dandeneau, second by Mona Jodoin, **carried**

- i. Election of additional Directors for the ensuing year (note: as set out in this Bylaw no less than three (3) and not more than ten (10) Directors are permitted)
  - Gary Kent - **motioned** by David Fish, second by Leo Dusablon, **carried**
- j. Other new business
  - None

**Motion to adjourn meeting** made by Leo Dusablon – motion **carried**.

### 5. Decisions

- Membership decision made to strike a Beach Committee to pursue other options
  - Members are Brad Walker, Bob Desrochers, Murray Sneesby
- Membership decision made to strike a Marina and Launch Committee
  - Members are Brad Walker, John Ormondroyd, Al Gray, Leonard Wiens
- 

### 6. Issues, Action Items

Action	Assigned to	Due Date
Board to identify, and plan for, a more appropriate timing for future annual membership meetings. The end of October is too late in the season.	GHHO Board	July 2016

### 7. Next Meeting

<b>Date:</b>	TBD	<b>Time:</b>	TBD	<b>Location:</b>	TBD
<b>Agenda:</b>	TBD				