

MEETING MINUTES

Meeting Purpose:	<i>Special Membership Meeting</i>		
Date of Meeting:	May 1, 2016	Location:	Granite Hills Golf Course Tournament Room
Minutes Prepared By:	John Brown	time:	2:00 p.m.

1. Purpose of Meeting

- Special Membership Meeting to address:



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- Agenda:

2. Director / Officer Attendance at Meeting

Name	Role	Attends		
Ray Senez	President	✓		
Mona Jodoin	VP	✓		
Leanna Senez	Treasurer	✓		
John Brown	Secretary	✓		
David Maynard	Past-President	x		
Lloyd Dreger	Developer Representative	x		
Gilles Gauthier	Developer Representative	✓		
Gary Kent	Director	✓		

3. Member Attendance at Meeting (voting registry only)

The meeting had a quorum of 20 voting members

Paid members in attendance, voting:

Brown, John/Denyse
Chester, Jim
Desrochers, Robert/Violet
Dusablon, Leo/Lilliane
Fish, David/Linda
Gratton/Jodoin, Leo/Mona
Gray/Krebs, Alan/Linda
Hlynka, Leo/Shirley
Kent, Gary/Lynn
Ormandroyd, John/Shelley
Poplawski, Joseph/Darlene
Petkau, Walter/Barbara
Senez, Ray/Leanna
Senez, Ray/Leanna
Small, Rick/Debora
Sneesby, Murray/Brenna
Walker, Bradley/Debra
Watson, Keith/Carole
Wiebe, Randy/Donna
Wiens, Leonard/Elaine
Total voting 20

Unpaid members attending, not voting

Cohn, Ray
Eldrige, Byron/Gisele
Gauthier, Gilles
Hemminger, Donald/Patricia
Loschiavo, Sandro
McCrae, Brady/Lisa
Total not voting 6

4. Guest Attendees at Meeting

Cindy Kellendonk, RM of LdB Counsellor
Rob Mclachlan, RM of LdB Counsellor

5. Meeting (as per) Agenda

1. Approval of minutes of the preceding Oct 17th, 2015 annual membership meeting
 - No changes were raised;
 - Motion to approve minutes made by Mona Jodoin – Second by Jim Chester – motion carried.
2. Water
Board update:
 - reminder to membership that the GHHOA (and its board) is not a source of legal counsel; members are advised to seek personal legal counsel should they have an issue with their developer agreement, and or the received water bill
 - The Developer Rep on the GHHOA Board was asked for an update on the accounting supporting the water bill; he agreed this as doable within the month.
 - Overview provided on a Caddy Lake Campground water system tender. Similar in requirements; its \$600k – \$750k price point confirms approx cost expectations

Ensuing dialogue:

- Membership: how did we obtain this information?
- Board: we received a heads up from the Developer, took initiative to look into.

- Membership: has the Developer expressed accountability for a treatment system?
- Board: no

- Membership: why has the Assoc not taken more action? You have taken dues but doing nothing for us ...
- Board: as a legal matter this is between the Developer and each property owner, we (board) will not be giving legal advise as it is not how the GHHOA is constituted
- Membership: the idea is to stand united; perhaps we as a group want legal advise on behalf of our association; we all get bills but told that it has nothing to do with golf course, yet water bill cheque is payable to it; there is no evidence behind billing yet we are threatened with pay or be shut off
- Board: the Developer did not seek input from us
- Developer: if you want it (potable water), it will be over to the lawyers
- Membership: no issue with paying; the issue is with how it was done, the timing and strong arming threat to turn off water; members are looking to our Board for guidance and (Board) saying no notice was given is a “cop out”
- Board: nothing preventing class action; we were given no notice; this special meeting is part of our effort to reach out to membership.

Developer update:

- we are currently dealing with Aqua Sure Water Systems to apply more filters
- this is all we are going to do without more money put in (ie another source); ~\$800k would be required for a treatment plant
- we are going to keep on doing bacteria checks; its good so far
- G.H.E. gets to potable through government grants; through a lawyer we will prove the Developer Agreement meant something different from “potable”

Ensuing Dialogue:

- Board: we are trying to avoid legal battle; money just goes to lawyers
- Membership: we should pay for what we use; put meters in; do people in the campground get billed \$340 each?
- Board: there is a cost for metering; it is advisable to have potable first before investing in metering; daily testing is the largest cost of the current system; volume does not change the cost very much
- Membership: Why inequitable billing? Why only homes billed? Can we get an accounting? What is the go forward plan? Set a deadline! Say within 30 days

RM Counsellor (Cindy):

- Did they (developer) offer supplier options? Yes
 - Board: we also checked into sourcing water from the town (LdB); however residents are not keen and there was much push back; GH Estates could extend a plant to other locals
- FYI, Whitemouth is proceeding with plans to hook up to the town
 - Board: maybe its time to go back to them; but still comes back to question of how do we fund a plant, obtain grants?
 - Note: different criteria applies for federal funding between seasonal and 4 season homes
- what is the municipal holdback, and what are the issues
 - Board: \$350k; 3 issues (water, launch and beach)
 - Membership: does the RM have an issue?
 - Counsellor: if RM residents have issues then we do
 - Membership: can we work with the RM to resolve?
 - Developer: it is a matter between Developer and RM
 - Board: councillors are here today to understand the issues and take back to council; their attendance was triggered by Developer asking to draw down the hold back

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- Councillor: it is a process with criteria that needs to be met prior to release
 - Membership: you have the authority to perform on behalf of the developer to get to the end of development agreement; 9 years is long enough
 - Membership: do we have a plan with a deadline? after which decision shifts to whether to take legal action; same issues persist and we are going in a circles; it is time to send a formal request
 - Membership: we want the board to submit formal requests to the developer; June 1st deadline for the supporting accounting for water bills; July 1st for a plan to resolve outstanding issues
- Who is the authority to ensure compliance with covenants?
 - Board: it is in our GHHOA bylaws
3. Bylaws Amendments as proposed
- 6.3 Dues proposed:
Motion to approve proposed 6.3 text made by Leanna Senez – Second by Debbie Small – motion carried (unanimous).
 - 6.4 Meetings of the Membership proposed:
Motion to approve proposed 6.4 text made by Mona Jodoin – Second by Gary Kent – motion carried (1 opposed).

4. Marina / Launch

Board / Committee update:

- deferred to Developer for an update

Developer update:

- all permits are in place; over to the RM for permit approval
- then must wait for June 15th (fish spawn) before build can begin

Ensuing dialogue:

- Membership: Do you do the launch first, then marina?
- Developer: (in part) it depends on where the money comes from
- Board: would like to set up a meeting with Developer and GHHOA sub-committee
- Developer: will need to deal with power first; will be done this year; maybe some dockage; need to build up the breakwater which is to be done in summer (we have permission); we need a buoy deployed; Water Stewardship expressed a concern with gating access from the lake if to be a public facility, however launch is for the sub division; the permit is on the agenda for next RM meeting for approval
- Membership: what will be the # of launches, this is a material consideration as the marina plan would mean giving up more launches (as per Development Agreement formula) in favour of expectation that GH Estates owners get first pick
- Board: the marina sub committee is to meet with Developer to advance the build and usage plans

5. Beach:

Sub Committee update: Nothing to report

Board update:

- presented some diagrams of two candidate areas
- 1) south of the marina
 - area is part of the same Crown Land permit covering launch/marina; this permit may also apply to cover swimming area
 - access would have to be path around the marina
- 2) East of 18th
 - It is possible to move further east down shore from the dock; hydro ok
 - ? Cant alter shore; correct

Developer: this shoreline is all swampy; shore already has rip rap about 100 ft past the dock; beyond it gets muddy and has erosion and blow-down

Developer update:

- we are paying for Crown lease land; shore along #3; and dock area (18th)
- concerned about the traffic flow at the end of Fairway

Councillor update:

- awaiting maps
- have an action to confirm if there are other options

Ensuing Dialogue:

- Membership: is the RM helping us find a beach?
- Councillor: no. It is not that we don't want to get involved, but it is Hydro jurisdiction, not ours
- Board: there is no public reserve on the golf course property; only the crown section; there is also no RM reserve in our development

6. Director's & Officers policy update

- Director insurance policy is now inforce.

7. Membership contact information

- Delegate waiver forms completed by paid members
- Opportunity presented for all attending to update contact information

6. Decisions

- **Motion** to have Developer forward to the GHHOA, a plan for potable water by July 1st, for membership review and actioning. made by Murray – second by Rick Small **carried** (unanimous)
- **Motion** to adjourn meeting made by Mona Jodoin – second by Deb Small **carried** (unanimous)

7. Issues, Action Items

Action	Assigned to	Due Date
Board to identify, and plan for, a 2016 Annual General Membership Meeting . Proposed date is July 24 th , 2016	John B	May 30th 2016
Developer Rep agreed to forward the accounting that supports the water bills received by the GHHOA home owners by end of May, 2016	Gilles / Lloyd D	May 30th 2016

8. Next Meeting

Date:	July 24 th , 2016	Time:	TBD	Location:	TBD
Agenda:	Annual General Membership Meeting				