

MEETING MINUTES

Meeting Purpose:	Annual General Meeting		
Date of Meeting:	July 24 2016	Location:	Tournament Room, Granite Golf Course
Minutes Prepared By:	Leanna Senez and Mona Jodoin	time:	1:30 – 3:30

1. Agenda

1. Presentation – Emergency Manager for the Lac du Bonnet area
2. Approval of minutes of the preceding May 1st, 2016 Special Membership Meeting
3. Financial Report, and budget 2017
4. Annual Report of the Directors
5. Directors recommendations/actions regarding:
 - a. By-laws;
 - b. Membership Dues;
 - c. Appointment of an Auditor;
 - d. Director Liability Insurance; and
 - e. Any other recommendations or actions of the Directors not addressed in the above list.
6. Appointment, or waiver of requirement, of auditors
7. Status of, and issues to be addressed, in relation to:
 - a. The Developer Commitments:
 - i. Boat Launch and docking;
 - ii. Potable Water Service;
 - iii. 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
8. Consideration of Appeals of Member Privilege suspensions by the Board since the last Annual Membership Meeting (if any)
9. Election of Officers for the ensuing year (note: as set out in this Bylaw: an Officer, excluding the Developer Representative, is deemed and elected Director of the membership unless otherwise stated at time of election to Office)
10. 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)
11. Other new business

2. Director / Officer Attendance at Meeting				
Name	Role	Attended	Approval of Minutes	Date
Ray Senez	President	Yes	approved	Sept. 28 2016
Mona Jodoin	Vice-President	Yes	approved	Sept. 27 2016
Leanna Senez	Treasurer	Yes	approved	Sept. 27 2016
John Brown	Secretary	No	n/a	n/a
David Maynard	Past-President	Yes	Approved	Sept. 28 2016
Gary Kent	Director	Yes	Approved	Sept. 28 2016
Gilles Gauthier	Developer, President	Yes	No reply	Oct. 4 2016
Lloyd Dreger	Developer Representative	Yes	No reply	Oct. 4 2016

3. Member Designate Attendance at Meeting					
Name	Civic Address	Voting	Name	Civic Address	Voting
COHN RAYMOND	53 FRED JESCHKE DR	Yes	SENEZ RAYMOND	92 FRED JESCHKE DR	Yes
JODOIN MONA	93 FRED JESCHKE DR	Yes	SMALL RICHARD WALTER	21 FRED JESCHKE DR	Yes
KENT GARY WAYNE	5 FRED JESCHKE DR	Yes	SNEESBY MURRAY IAN	19 FRED JESCHKE DR	Yes
MAYNARD DAVID	35 FRED JESCHKE DR	Yes	WALKER BRADLEY	69 FRED JESCHKE DR	Yes
PARKER RACHEL	48 FRED JESCHKE DR	Yes	WATSON KEITH	95 FRED JESCHKE DR	Yes
SENEZ LEANNA MARIA	90 FRED JESCHKE DR	Yes	WIENS DONNA ELAINE	81 FRED JESCHKE DR	Yes
			GUILLO DANYEL	26 FRED JESCHKE DR	No

4. Meeting Agenda

Meeting was called to order at 1:35 pm. Count of members eligible to vote was 11, did not meet quorum of 15. General meeting was adjourned for 20 minutes, in accordance with By-laws.

1. Presentation – Emergency Manager for the Lac du Bonnet area

John Fleming

Phone: 204-451-0481

Email: john.fleming@mts.net

Website : lacdubonnet.com click on “Emergency Management”

Facebook : Information only. No talk back. No debates!

Code Red – all local 345- published numbers have been entered into the database.

You can register your phone number to receive information sent to you directly.

Risks –

- Storms
- Power failure
- Forest fires
- Tornadoes
- Overland flooding
- Dangerous goods

Are you ready? Do you have a plan? Be prepared for 72 hours.

- Food and water (2 litres per person per day)
- Escape route
- Meeting place
- Contact people – long distance may continue to work even if local calls don't
- Medications (2 week supply)
- First Aid kit
- Important documents
- Cash in small bills

Download document

<http://www.getprepared.gc.ca/cnt/rsrscs/pblctns/yprprdnssgd/yprprdnssgd-eng.pdf>

One hour of work and \$10, could save your house/cottage from a fire. Install conduit lines on the roof for a sprinkler.

Meeting called to order at 2:15, with 12 voting members in attendance.

2. Approval of minutes of the preceding May 1st, 2016 Special Membership Meeting: Motioned by Mona Jodoin, second by Brad Walker, Vote: **carried**.
3. Financial Report, and budget 2017
Income/Expenses for 2015 – 2016 presented. Balance as of July 22 2016 is \$2,812.38 Proposed 2017 membership fees is \$100.00 assuming same number of lot owners (47) will pay. Invoice for fees will include invoice for past due fees as well.
Motioned by Brad Walker, second Ray Cohn, Vote : **carried**
4. Annual Report of the Directors
Report presented to those in attendance. As follows:

Granite Hills Estates Home Owners Association
Directors Report
July 24th, 2016

Dear Fellow Home Owners

This past year has continued to be challenging for the association board, just when things appear to be progressing new obstacles appear to have been put in the way of progress. Here is where we appear to stand on the 3 main issues facing the association.

#1 Boat launch and docking facilities.

Earlier this year it appeared that all approvals were about to be granted for the construction of the boat launch and docking facility. We were fully expecting that construction was to begin as of June 15th. As you can see work has still not commenced on this project. The latest delay is the result of a transfer of ownership between Crown Lands and Manitoba Hydro for the piece of land in question. As a result the permit in process at Crown Lands now needs to be processed by Manitoba Hydro. Unfortunately there is no definitive timeline for this to take place.

#2 Potable Water

Following our last special meeting, a request was made of the Developer to provide a plan for providing Potable Water for our development by July 1st. No response was received from the Developer. Subsequent to the meeting the Developer made further application to the RM to have its development bond reduced. I attended this meeting at the RM, and subsequently purchased a copy of the video of the meeting, so that anyone interested can view exactly what was said by the Developer. In essence the Developer is claiming that they have completed everything required regarding the Potable Water system. The RM is seeking a legal opinion from their lawyer to determine the status from the RM prospective. Our board also provided a significant documentation package to the RM council lawyer, to ensure that the full understanding of the situation was provided. The status of this is still outstanding at the council level.

Last week we also had a joint board meeting, and this topic was raised once again. The Developer restated their position that they feel they have provided all that is required in this regard. They have however suggested that they may contribute, land and buildings to facilitate such a water treatment facility. The Developer is considering what their interests are in contributing to this facility, as they also have an ongoing cost for hauling Potable Water. To be clear the board's position continues to be that Potable Water is what was promised to home owners.

#3 Beach/Water access.

The beach committee has been actively investigating options for a location for beach/water access. I'm pleased to report that we have found a location which is not ideal, however is acceptable to the Developer and should serve the needs of our community. I will leave the full report of this to the Beach committee.

New development and compliance with construction/development standards.

As most of you will have noticed we have two new properties under construction. I would like to Congratulate and welcome the new owners. When completed this will bring the total number of homes in compliance to development standards to 37.

Currently we have 2 properties in our community that are non-compliant with RM standards, and one that is non-compliant with our development standards. In the past year the RM has targeted property owners living in trailers. Next year they plan to address the issue of property owners living in garage like structures, which should deal with our two major issues. The 3rd issue in our development, I would say is a minor issue, as a garage has been constructed on a property, but a home has yet to be built. In this situation the property owner is not using the garage or the property, but is keeping the property clean, so I do not see that any immediate action is required.

Thank you

Ray Senez

President

Granite Hills Estates Home Owners Association

Discussion/Questions followed:

Boat Launch/Docking Facility:

Ray Senez: There is still no timetable from the developer regarding Boat Launch/ Docking facility. Land is being transferred from Crown Land to Hydro.

Gilles Gauthier: We are working on it. Letter will be sent this coming week.

Ray Senez: we have not received copies of correspondence to date.

Developer representative: (Letter was read from Crown Lands) As of June 6 2016,222 permit GP 52407 has been placed on hold.

Danyel Guillou: Can boat launch be used now?

Gilles Gauthier: No.

Danyel Guillou: How will usage be assigned/allocated? Formal? Gated?

Gilles Gauthier: Paid slips, electronic gate, keypad?

Ray Senez: Committee has been established, rules are not yet defined as it is too soon.

Potable water:

Gary Kent: Gary reconfirmed the Developer is of the opinion he has complied with the Potable Water requirement in the Agreement(s), will do nothing further on this issue and is making no further promises.

Mona Jodoin: Confirmed that the Developer stated at meeting earlier that week that they have fully satisfied the agreement.

Discussion followed that position. The Developer agreed that the most they would do was to provide the leased land area and labour to construct the building, not cistern, not water treatment plant. As long the building is within the development and for the development. Also as long as permits are granted.

Mona Jodoin: Mona reminded association members that if they want to seek legal counsel in that regard they should do so.

David Maynard: David advised the association that some of the membership were independently taking legal action.

Potability of Water discussion continued. Remains a big issue. The RM will rely on legal counsel to provide them an opinion regarding the whether the developer commitment has been satisfied. As of the date of the meeting, no knowledge of RM lawyer opinion.

Gary Kent: suggested HOA members call councillors re issues

Mona Jodoin: advised members to check RM agenda regularly. Be diligent.

Beach : Proposed beach/water access area presented to members. Phased, with cost of first phase included in 2017 budget based on similar response as 2015-2016 regarding fees paid.

Phase 1: clear path, gate, signage, pea gravel on cleared area, rope off swimming area

Phase 2: gravel on path

Phase 3: install deck approx. 10 ft x 32 ft

Phase 4: install floating dock approx. 10 ft x 10 ft

Ongoing: Port-a-pot, maintenance

Mona Jodoin: read out the commitments of the Developer to this Beach Plan.

Developer agreed to the following at the meeting:

- 1) Parking Area is to be as shown on Beach Plan, such area provided by the Developer at no charge;
- 2) Install the gate at no charge – which gate is to be supplied by the Association;
- 3) Provide the Labour and Equipment at no charge to:
 - a. clear the beach path, and deck area, and “clear space” areas;
 - b. install geotech for the path and deck area (which geo-tech is to be supplied by the Association);
 - c. install granular for the:
 - i. beach area;
 - ii. deck area; and,
 - iii. path.
- 4) Provide at no charge all equipment and fuel (except the delivery fuel) and labour for entire project – parking, path, beach area, (excluding the screw foundation piles and building of the deck);

5) Supply the materials to the Association at Developer Costs – not marked up from Crown Utilities (“Crown”) supplier – actual cost. There will be no delivery charge if supplied by Crown, except fuel charge; and,

6) Association must pay for all of the materials supplied by Crown at Crown’s cost and all fuel costs for hauling of materials by Crown.

Gilles Gauthier: noted that the first part of path is hard ground, no problem. Last part is soft, would have to be done in winter. Would do at time of marina. Must wait for permit from Hydro.

Mona Jodoin: How soon after the permit is issued would the work be done? 8 months after?

Ray Senez: We must wait until permit is done for marina before proceeding with beach permit request. Phase 1 is estimated at \$3452.00

Ray Senez: Approval for the beach location and to proceed?

Motion by David Maynard, second Leonard Wiens, Vote: no opposed, **carried**.

5. Directors recommendations/actions regarding:

a. By-laws;

none

b. Membership Dues;

\$100.00 per lot proposed: Motioned by Mona Jodoin, second by Murray Sneesby, Vote: no opposed, **carried**

Ray Cohn: can fees be paid electronically?

Leanna Senez: will check with bank

c. Appointment of an Auditor;

Board recommends no auditor: Motioned by Mona Jodoin, second by Ray Cohn, Vote: no opposed, **carried**

d. Director Liability Insurance;

Vote on insurance due Feb 2017 in amount of \$1050.00 , motioned by Mona Jodoin, second Leanna Senez, Vote: no opposed, **carried**

e. Any other recommendations or actions of the Directors not addressed in the above list.

none

6. Appointment, or waiver of requirement, of auditors

none

7. Status of, and issues to be addressed, in relation to:

a. The Developer Commitments:

i. Boat Launch and docking;

ii. Potable Water Service;

iii. Beach/Swimming Area

b. Member Privileges;

Question asked members if there are any other suggestions for membership privileges? Example given: Boatshed. Members did not have any suggestions.

none

c. Member non-compliance issues and steps to be taken in relation thereto;

37 cottages completed.

2 issues with non-compliance – garages being used as residences. The RM will address this issue next year.

One garage not being used as residence is not viewed as issue.

- d. Any other issues raised by the Directors and/or Membership that are relevant to the Objects of the corporation

Members asked if there are questions/suggestions regarding operation/ procedures, additional information they would like, if anyone would like to work on a newsletter.

Danyel Guillou: Can we get notified regarding posts on the web-site

David Maynard: Register at login and you will be notified

8. Consideration of Appeals of Member Privilege suspensions by the Board since the last Annual Membership Meeting (if any)

none

9. 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)

- President: Ray Senez current.

Special vote since Ray has been on the board 5 years, to allow him to continue on.

Vote: **carried** (over 70% in favour, as required for special vote)

Ray accepted nomination for President.

Motioned by Brad Walker, second by Gary Kent, Vote: **carried**

- Vice-President: Mona Jodoin current, declines to remain. Nomination of Murray Sneesby. Murray accepts. Vote: all in favour, **carried**
- Treasurer: Leanna Senez current, accepts to remain. Vote: all in favour, **carried**
- Secretary: John Brown current, declines to remain. No nominations. Position is vacant at this time. Email will be sent to membership regarding person needed to fill position. Bylaws require the position to be filled.

10. 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)

- Director (Past President): David Maynard –Vote: **carried**

Director: Gary Kent current, Vote: **carried** (over 70% in favour, as required for special vote)

- Director: Brad Walker, Vote: **carried**

11. Other new business

- None

Meeting adjourned at 3:30 pm

5. Decisions

- Minutes from prior meeting approved.
- Budget approved.
- 2017 GHHOA membership fee approved at \$100.00 per lot, payment due by May 1 2017.
- Liability insurance for directors approved.
- No auditor required- approved.
- Beach proposal approved.
- Directors/Officers as of July 25, 2016 approved

President : Ray Senez

Vice-President: Murray Sneesby

Treasurer: Leanna Senez

Secretary: vacant

Director (Past President) : David Maynard

Director: Gary Kent

Director: Brad Walker

6. Issues, Action Items

Action	Assigned to	Due Date
Office of Secretary is unfilled. Email members regarding volunteer required to fill position.	Ray Senez	Sep 2016
Invoice for past due and 2017 fees to also include budget information and date/time of next AGM.	Leanna Senez	Sep 13 2016
Verify if electronic payments to GHHOA are possible.	Leanna Senez	July 28 2016
Beach permit after marina permit is issued to developer	Beach committee	

7. Next Meeting

Date:	June 25 2017	Time:	10:00 Registration 10:30 Meeting	Location:	Tournament Room, Granite Hills Golf Course
Agenda:	TBD				