

## MEETING MINUTES

<b>Meeting Purpose:</b>	Annual General Meeting, Granite Hills Home Owners Association		
<b>Date of Meeting:</b>	June 25, 2017	<b>Location:</b>	Tournament Room, Granite Hills Golf Course, Lac du Bonnet MB
<b>Minutes Prepared By:</b>	Leanna Senez	<b>time:</b>	Registration: 10:00 a.m. Meeting : 10:30 a.m.

### 1. Agenda

1. Approval of minutes of the preceding July 24<sup>th</sup>, 2016 AGM Membership Meeting
2. Financial report, and Budget 2018
3. Annual report of the Directors
4. 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
5. Appointment, or waiver of requirement, of auditors
6. 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
7. Consideration of Appeals of Member Privilege suspensions by the Board since the last Annual Membership Meeting (if any)
8. 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)
9. 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)
10. Other new business

<b>2. Director / Officer Attendance at Meeting</b>				
<b>Name</b>	<b>Role</b>	<b>Attended</b>	<b>Approval of Minutes</b>	<b>Date</b>
Ray Senez	President	✓	Approved	July 22 2017
Murray Sneesby	Vice-President	X		
Leanna Senez	Treasurer	✓	Approved	July 22 2017
	Secretary	n/a		
Brad Walker	Director	✓	Approved	July 22 2017
David Maynard	Past-President, Director	X		
Gary Kent	Director	X		
Gilles Gauthier	Developer, President	✓		
Lloyd Dreger	Developer Representative	✓		

<b>3. Voting Members in Attendance at Meeting</b>			
<b>Name</b>	<b>Civic Address</b>	<b>Name</b>	<b>Civic Address</b>
John Brown	34 Fairway	Rachel Parker	48 Fred Jeschke
Gilbert Carriere	67 Fred Jeschke	Raymond Senez	92 Fred Jeschke
Elaine Clark (Weins)	81 Fred Jeschke	Leanna Senez	90 Fred Jeschke
Raymond Cohn	53 Fred Jeschke	Richard Small	21 Fred Jeschke
Leo Hlynka	37 Fairway	Brenna Sneesby	19 Fred Jeschke
Linda Krebs	15 Fred Jeschke	Bradley Walker	69 Fred Jeschke
James McCutcheon	17 Fred Jeschke	Carole Watson	95 Fred Jeschke
John Ormondroyd	13 Fred Jeschke	Randy Wiebe	60 Fred Jeschke

#### **4. Meeting Agenda**

**Meeting called to order at 10:30. Quorum of 15 voting members not present. Meeting delayed for 20 minutes.**

**Meeting called to order at 10:50 with 16 voting members present.**

1. Approval of minutes of the preceding July 24<sup>th</sup>, 2016 AGM Membership Meeting  
Motion by BRADLEY WALKER (113), second LEO HLYNKA (680), Vote: **carried**

2. Financial report, and Budget 2018

a. Financial report

Income: \$7,400.00

Expenses : \$1,910.74

b. Budget 2018

Cash available: \$8,301.64

Estimated expenses: \$6,133.71

Estimated dues receivable: \$6,050.00

Estimated net balance: \$8,217.93

Question how will fees be enforced. Discussion regarding this. Should by-laws be amended?

Discussion regarding access to boat launch for members who have not paid GHHO fees. What right do we have to not allow them access? Gilles Gauthier indicated that there should not be a fee for using the boat launch.

Motion to accept financial report and budget 2018 motion by BRENNNA SNEESBY (137), second by JOHN BROWN (790), Vote: **carried**

3. Annual report of the Directors

Granite Hills Estates Home Owners Association

Directors Report June 21st, 2017

Dear Fellow Home Owners,

It appears that this may finally be the year where we get back to positive developments for our community.

#1 Boat launch and docking facilities.

As many of you have seen construction is about to begin on our long awaited boat launch and docking facilities. The major hurdles are now behind us, and we expect to get the final local go ahead any day now. We now eagerly await this very important facility for our community

#2 Potable Water.

There has not been any progress toward obtaining Potable Water from the water distribution system. With some of the other issues now being resolved it is our hope that new development in the community will make obtaining Potable Water a more viable option.

The board's position continues to be that Potable Water is what was promised to home owners.

#3 Beach/Water access.

The Beech committee has been actively planning the next steps for obtaining water access for our community. We have further investigated the location that we outlined last meeting. This still appears to be the best option for water access, however we have discovered that the site will require a bit more fill and stabilization before we can put in a path. Once the boat launch and docking facility construction passes approval we will make our application for the water access walkway. We do not want to jeopardize the boat launch so a little more patience is in order.

New development and compliance with construction/development standards. There is currently no new active construction in the community, however I've heard reports that we can expect construction of a couple of new homes this summer.

Currently we have 37 homes in compliance to development standards. There are 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 and this year they are also addressing the issue of property owners living in garage like structures. We have had a couple of additional trailers parked on lots, these incidents have been reported to the RM and will be addressed by their By-law enforcement officer.

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. This is the same situation as last year and the property owner is not using the garage on 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

4. Directors recommendations/actions regarding:

a. By-Laws;  
none

b. Membership Dues;  
\$100.00 per lot

Motion by LEO HLYNKA (680), second by RAYMOND COHN (119), Vote: **carried**  
Suggest that for next AGM dues and budget are presented and voted on together.

c. Appointment of an Auditor;  
no auditor recommended;

d. Director Liability insurance; and  
\$1050.00 per year

Motion by BRENNIA SNEESBY (137), second by GILBERT CARRIERE (114)  
Vote : **carried**

e. Any other recommendations or actions of the Directors not addressed in the above list  
none

5. Appointment, or waiver of requirement, of auditors

Waiver of auditor :

Motion by LEONARD WIENS (106), second by JOHN ORMONDROYD (141),  
Vote: **carried**

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

a. The Developer Commitments:

i. Boat Launch and docking;

Gilles Gauthier indicated that the launch should be approved in the upcoming week at which time he would begin digging the expansion, weather permitting.

He has brought in loads of granite gravel/stone for the parking lot. Stakes are in the ground for the digging. Lease from Hydro for the land is going to cost him \$2800 per year. Requires engineer's approval for drainage plan.

Ray Senez indicated that GHHO has not yet discussed the rules regarding allocation of boat slips with the developer. However, priority would be given based on year of completion of cottage, and after that a lottery for any remaining slips.

ii. Potable Water Service;

No change, boil advisory still in effect. Personnel change re testing resulting in more accurate levels. Extremely high levels of chlorine in February experienced by home owners were result of pump not working correctly. New pump was purchased and installed.

Gilles Gauthier indicated that no alteration to the existing system is allowed.

Gilles Gauthier mentioned a smaller version of a potable water system could be around \$300,000, complete with building, equipment and cistern. Original estimate of potable water system last year was \$800,000. There are government grants to help with the cost.

Dale Shellenberg will be the emergency contact regards to water issues. Contact number will be posted on our website once received from Granite Hills Golf Course Board.

iii. Beach/Swimming Area

Ray Senez indicated that the area behind the proposed lake access requires more fill than initially estimated. GHHO will have enough funds for phase 1 and 2. GHHO will not approach RM regarding "bicycle path" and water access until after boat launch is settled

b. Member Privileges;

none

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

none

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

none

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

none

8. 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)

a. 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)

- Ray Senez, President and Director - all voted in favour, **elected**
- Murray Sneesby, Vice-President and Director – all voted in favour, **elected**
- Leanna Senez, Treasurer and Director – all voted in favour, **elected**
- Donna Wiebe, Secretary and Director – all voted in favour, **elected**

Lloyd Dreger, Developer Representative: – Developer indicated after end of AGM that Lloyd Dreger would continue as Developer Representative.

9. 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)

a. 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)

- Brad Walker, Director – all voted in favour, **elected**
- John Ormondroyd, Director – all voted in favour, **elected**

10. Other new business

a. Spraying for caterpillars – cost estimate regarding aerial spraying. Vote: none opposed, **carried**

b. Next AGM on Sunday, May 27 2018 registration 10:00 a.m., meeting 10:30 a.m.

c. Annual wind-up: Saturday, Sep 9 2017 Location TBD

Meeting adjourned 11:42 am.

**5. Decisions**

- Minutes from prior meeting July 24 2016 approved.
- Budget approved.
- 2018 GHHOA membership fee approved at \$100.00 per lot, payment due by May 1 2018.
- Liability insurance for directors approved.
- No auditor required- approved.
- Directors/Officers as of June 25, 2017 approved
  - President : Ray Senez
  - Vice-President: Murray Sneesby
  - Treasurer: Leanna Senez
  - Secretary: Donna Wiebe
  - Director: Brad Walker
  - Director: John Ormondroyd

**6. Issues, Action Items**

Action	Assigned to	Due Date
Investigate aerial spraying for forest tent caterpillars	Ray Senez	June 2017
Determine location and time for 2017 wind-up	Leanna Senez	August 2017

**7. Next Meeting**

<b>Date:</b>	May 27 2018	<b>Time:</b>	Registration 10:00 am  Meeting 10:30 am	<b>Location:</b>	Tournament Room – Granite Hills Golf Course
<b>Agenda:</b>	TBD				