

MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Home Owners Association		
Date of Meeting:	June 10, 2018	Location:	Tournament Room, Granite Hills Golf Course, Lac du Bonnet MB
Minutes Prepared By:	Donna Wiebe	time:	Registration: 10:00 am Meeting : 10:30 am

1. Agenda

1. Approval of minutes of the preceding June 25, 2017 AGM Membership Meeting
2. Financial report, and Budget 2019
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

2. Director / Officer Attendance at Meeting

Name	Role	Attended	Approval of Minutes	Date
Ray Senez	President	✓	Approved	June 28, 2018
Murray Sneesby	President	✓	Approved	July 16, 2018
Donna Wiebe	Secretary	✓	Approved	June 28, 2018
Leanna Senez	Treasurer	✓	Approved	June 28, 2018
Brad Walker	Director	✓	Approved	July 12, 2018
John Ormondroyd	Director	✓	Approved	June 28, 2018
Gilles Gauthier	Developer, President	✓		
Lloyd Dreger	Developer Representative	✓		

3. Voting Members in Attendance at Meeting

Name	Civic Address	Name	Civic Address
Rachel Parker	48 Fred Jeschke	Rita Lofto	23 Fred Jeschke
John Brown	34 Fairway	James McCutchon	17 Fred Jeschke
Elain Clark Weins	81 Fred Jeschke	Ron Meilleur	43 Fairway
Valerie DeRocco	51 Fred Jeschke	John Ormondroyd	13 Fred Jeschke
Mona Lyn Jodoin	91 Fred Jeschke	Maria Salgueiro	71 Fred Jeschke
Leo Gratton	93 Fred Jeschke	Leanna Senez	90 Fred Jeschke
Daniel Gratton	87 Fred Jeschke	Ray Senez	92 Fred Jeschke
Alan Douglas Gray	15 Fred Jeschke	Murray Sneesby	19 Fred Jeschke
Leo Hlynka	37 Fairway	Brad Walker	69 Fred Jeschke
Theresa Lazark	33 Fred Jeschke	Randy Wiebe	60 Fred Jeschke

4. Meeting Agenda

Meeting called to order at 10:30am. Quorum of 20 voting members present. Total of 24 members attended the meeting.

1. Approval of minutes of the preceding June 25, 2017 AGM Membership Meeting
Motion by Brad Walker (113), Leo Hlynka (680), Vote: **carried**

2. Financial report, and Budget 2019

a. Financial report

Income: \$ 5,200

Expenses : \$2000.32

b. Budget 2019

Cash available: \$12,001.32

Estimated expenses: \$12,467.76

Estimated dues receivable: \$2400.00

Estimated net balance: \$1,933.56

Motion to accept financial report and budget 2019 motion by Maria Salgueiro (112), second by Mona Lyn Jodoin (103), Vote: **carried, none opposed**

3. Annual report of the Directors

Granite Hills Estates Home Owners Association

Directors Report June 6th, 2018

Dear Fellow Home Owners

At long last we are seeing the boat launch and docking facilities coming together. I would like to thank Gilles Gauthier for all of his efforts in making this facility a first class offering.

#1 Boat launch and docking facilities.

We have a launch and we have an expanded marina space now, this is a major milestone that we have been anticipating for a very long time. Next steps are border walkways and slips, at the time of this writing I do not have a delivery timeframe for this. I expect that Gilles will provide more details at our upcoming AGM

When we get to the point of installing slips and possibly boat lifts, I've negotiated a group purchase for lifts if anyone is interested I can provide details. To get the group rate we will need to have 5 lifts installed.

#2 Potable Water.

There has not been any progress toward obtaining Potable Water from the water distribution system. Currently no change in status for this aspect of the development at the RM.

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

#3 Beach/Water access.

Now that the marina excavation is complete, we have found that accessing the waterfront is much more straight forward. From the west side of the marina excavation we are now about 50 feet from the shore line.

Once the boat launch and docking facility construction passes inspection we will make our application for the water access walkway at this location.

There is still work to be done to secure the shoreline and build a proper path. After our last meeting Gilles had also offered to provide some old docking which could be used for our deck so there may be some additional cost savings for us.

Status of home Development

New development and compliance with construction/development standards. There is currently no new active construction in the community.

Currently we have 37 homes in compliance with development standards. There are 2 properties in our community that are non-compliant with RM standards, and one that is noncompliant with our development standards.

The RM continues to target property owners living in trailers as well as property owners living in garage like structures. This has resulted in a number of trailers being removed from our development.

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;
\$50 per lot

Motion by Maria Salgueiro (112), second by Mona Lyn Jodoin (103), Vote: **carried**

c. Appointment of an Auditor;
no auditor recommended;

d. Director Liability insurance; and
\$1,050 per year

Motion by Mona Lyn Jodoin (101), second by Brad Walker (113), 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 Elain Clark (Wiens) (106), second by Brad Walker (113), Vote: **carried**

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

a. The Developer Commitments:

i. Boat Launch and docking;

Gilles Gauthier gave an update on the boat launch. Stated there would be 72 slips, with 2 different sizes of slips. There will also be street lights and a camera at the boat launch. He was asked if the slip would sell with the house and he advised that yes it would. If members are interested in a boat lift, if we purchase 5 or more we would be able to obtain a discount. Sidewalk concrete slabs. Slips will be attached to sidewalk. Sign up list at the store. Development will get slips first. Doesn't want empty slips extra slips will be rented for 1 year. Washroom will be available. Gilles was asked whether the breakwater will be extended. He replied yes, this summer. More rocks, light at the end, fill on top.

ii. Potable Water Service;

No change, boil advisory still in effect.

iii. Beach/Swimming Area

Location of beach/sundeck area closer now that the marina is almost done. There is a 50 foot trail to location and we are looking to have a deck built on the shore for access to the water.

b. Member Privileges;

none

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

One member camping on lot, RM of Lac du Bonnet to be notified.

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)

- Murray Sneesby, President and Director - all voted in favour, **elected**
- John Salgueiro, 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**
- Ray Senez, Past President and Director – all voted in favour, **elected**

Lloyd Dreger, 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**
- James McCutchon, Director – all voted in favour, **elected**
- Ray Senez, Past President and Director – all voted in favour, **elected**

10. Other new business

a. Next AGM : date to be determined

b. Annual wind-up: date to be determined

c. Golf Course asked GHHO to distribute letter regarding golf memberships.

Meeting adjourned 11:25 am

5. Decisions

- Minutes from prior AGM meeting June 25, 2017 approved.
- Budget approved.
- 2019 GHHOA membership fee approved at **\$50** per lot, payment due by **May 1 2019**.
- Liability insurance for directors approved.
- No auditor required- approved.
- Directors/Officers as of June 10, 2018 approved
 - President : Murray Sneesby
 - Vice-President: John Salgueiro
 - Secretary: Donna Wiebe
 - Treasurer: Leanna Senez
 - Director: Brad Walker
 - Director: James McCutchon
 - Past President, Director: Ray Senez

6. Issues, Action Items		
Action	Assigned to	Due Date
Unable to do spraying for worms in area as we would need 90% of members to agree to proceed.		
Discussion to have mid summer event in 2018 instead of fall windup. Possible dates Aug 11 or Aug18.		
Membership advised to advise GHHOA of any address changes. We will add a reminder on the website as well.		
Question regarding investigating if future plans in the works to pave Hwy 433. James McCutchon to contact municipality.	James McCutchon	
Lloyd questioned regarding GHHO being able to use personal carts on golf course. Brad Walker to have discussion with Lloyd and advise membership of findings.	Brad Walker	

7. Next Meeting					
Date:	To be determined	Time:	Registration Meeting	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				