

MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Home Owners Association		
Date of Meeting:	July 07, 2019	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 10, 2018 AGM Membership Meeting
2. Financial report, and Budget 2020
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
Murray Sneesby	President	✓	Approved	Aug 14, 2019
John Salguerio	Vice-President	x		
Donna Wiebe	Secretary	✓	Approved	Aug, 14, 2019
Leanna Senez	Treasurer	✓	Approved	Aug 14, 2019
Brad Walker	Director	x		
James McCutchon	Director	✓		
Ray Senez	Past President	✓	Approved	Aug 14, 2019
Gilles Gauthier	Developer, President	x		
Lloyd Dreger	Developer Representative	x		

3. Voting Members in Attendance at Meeting			
Name	Civic Address	Name	Civic Address
Leanna Senez	90 Fred Jeschke	Rachel Parker	48 Fred Jeschke
Ray Senez	92 Fred Jeschke	Elaine Clark Wiens	81 Fred Jeschke
Murray Sneesby	19 Fred Jeschke	John Brown	34 Fairway
Donna Wiebe	60 Fred Jeschke	Theresa Lazark	33 Fred Jeschke
Mona Lyn Jodoin	91 Fred Jeschke		
Leo Gratton	93 Fred Jeschke		
James McCutchon	17 Fred Jeschke		
Ron Meilleur	43 Fairway		
Valerie DeRocco	51 Fred Jeschke		
Gilbert Carriere	67 Fred Jeschke		
Michele Sobering	13 Fred Jeschke		
Rita Lofto	23 Fred Jeschke		

4. Meeting Agenda

Meeting called to order at 10:30am. Quorum of 16 voting members present. Total of 23 members attended the meeting.

1. Approval of minutes of the preceding June 10, 2018 AGM Membership Meeting
Motion by Rita Lofto (135), Ron Meilleur (710), Vote: **carried**

2. Financial report, and Budget 2020

a. Financial report

Income: \$ 2,250 to date plus \$500 received July 7 2019

Expenses : \$1,717.42

b. Budget 2020

Cash available: \$13,048.55

Estimated expenses: \$12,300.71

Estimated dues receivable: \$2,150.00

Estimated net balance: \$2,897.84

Motion to accept financial report and budget 2019 motion by John Brown (790),
second by Valerie DeRocco (121), Vote: **carried, 0 opposed**

3. Annual report of the Directors

Granite Hills Estates Home Owners Association

Directors Report July 07 2019

Dear Fellow Home Owners

Last year's report announced the availability of the boat launch. A year later it has received lots of use and additional improvements.

#1 Potable Water

The RM of Lac du Bonnet has released the hold on the line of credit from the Developer to complete the work outlined in the development agreement. The notice of the town meeting for this item was extremely vague and didn't indicate that this item was on the agenda. Attempts made by the board to have the RM reverse this decision were not successful.

The board made attempts to meet the council on this issue and they refused to meet. A complaint was submitted to the ombudsman for the Province of Manitoba. The ombudsman responded with no action.

One possible recourse for cottage owners is to take legal action against the RM for not meeting development agreements. This action would need to be taken by cottage owners and not the Granite Hills Home Owners Association.

#2 Docking Facilities

Preparations for the construction of the boat slips continue and work expected to start shortly.

The next step in the project is to install concrete slabs around the outside of the area to provide connection points for the docks. This work can now start since the road restrictions have been lifted.

An initial plan has been developed by the Developer for approximately 50 spots. The Developer is working with a dock supplier to finalize the construction details.

Unfortunately more details on price and assignment aren't available. The board will continue to work with the Developer to understand and communicate these details. For now the only item to complete is to ensure you are on the list requesting a boat slip.

#3 Beach/Water Access

Ready to proceed with request Gil to make a path to water. Budget is set aside to complete some facilities. To be reviewed.

#4 Boat launch

Boat launch - completed

#5 Personal Golf Carts

No change

#6 Financial

The costs to run the association are about \$2000 annually. The majority of this cost is for liability insurance.

Membership fee to maintain expenses to remain at \$50.

#7 Lots not meeting Development Standards

There are a few lots that are not in compliance and notification has been sent to the RM of Lac du Bonnet. It is the responsibility of the RM to handle these situations.

#8 Paving of Provincial Road 433

The following request has been sent to the provincial government and RM.

I am writing on behalf of the Granite Hills Home Owners Association (GHHOA) to ask for an update on the status of the proposed paving of Provincial Road 433 (Lee River Road) in the RM of Lac Du Bonnet. We note that in 2001, PR433 from PR313 in the south to the junction at Lagsdin Way was surfaced with an Asphalt Surface Treatment (AST) by Manitoba Infrastructure (MI). It was promised at the time by MI that when the traffic volume counts on the gravel section north of that junction became greater than 500 Annual Average Daily Traffic (AADT) then MI would continue the AST north to the Granite Hills golf course.

From the MI Traffic Engineering Branch 2017 Traffic Flow Map (see section below), the traffic volumes on this section of PR433 far exceed the 500 AADT volume trigger on PR433 (Lee River Road) and are approaching 1,000 AADT. Also note that the Average Summer Daily Traffic (ASDT) which is a calculation of traffic volumes used in areas where there are significant seasonal traffic volumes, is expected to be much higher again than the AADT.

We would ask that PR433 (Lee River Road) be put on to the provincial program and funding be allocated to complete the paving of the road. We would encourage you to reach out to your Department for a response to this inquiry and look forward to your timely response.

#9 Community Event

Interest in organizing a community event, like a BBQ, to meet your neighbors? Saturday August 24th?

Thank you

Murray Sneesby
President Granite Hills Estates Home Owners Association

4. Directors recommendations/actions regarding:

a. By-Laws;

none

b. Membership Dues;

\$50 per lot

Motion Ron Meilleur (710), second by Rito Lofto (135), Vote: **carried**

c. Appointment of an Auditor;

no auditor recommended; Motion Ray Senez (80), second by Ron Meilleur (710)

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

Motion Rita Lofto (135), second by Michele Sobering (141), 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

Waived

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

a. The Developer Commitments: Developer was not in attendance to comment

- i. Boat Launch and docking; 21 people on list for boat slip, need to confirm how many slips would be for pontoon boats. No confirmation of annual cost for a slip, estimated at \$1,400 for Pontoon boat slip and \$700 for regular slip
- ii. Potable Water Service; The RM consider potable water issue is settled and will not speak to board regarding same. A collection of lot owners could notify RM to say that we still do not have potable water even though they released the hold back of the developers.
- iii. Beach/Swimming Area: Board will be speaking to Gilles to work on path to access water for sundeck area which would be close to the marina.

b. Member Privileges; voting

c. Member non-compliance issues and steps to be taken in relation thereto; and Three lot owners camping on lots, RM of Lac du Bonnet have been notified.

d. Any other issues raised by the Directors and/or Membership that are relevant to the Objects of the Corporation: Barricade may be necessary to prevent motor bikes from cutting through marina to trailer park.

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 favor, **elected**
- James McCutcheon Vice-President and Director – all voted in favor, **elected**
- Leanna Senez, Treasurer and Director – all voted in favor, **elected**
- Donna Wiebe, Secretary and Director – all voted in favor, **elected**
- Ray Senez, Past President and Director – all voted in favor, **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
- Rita Lofto, Director – all voted in favor, **elected**
 - John Brown Director – all voted in favor, **elected**

10. Other new business

- a. Next AGM : July 12, 2020 9:30AM registration, meeting 10:00AM
- b. Annual wind-up: Saturday, Aug 24 2019, location to be determined
- c.

Meeting adjourned: 11:30 am

5. Decisions

- Minutes from prior AGM meeting June 10,2018 approved.
- Budget approved.
- 2020 GHHOA membership fee approved at **\$50** per lot, payment due by **May 1 2020**.
- Liability insurance for directors approved.
- No auditor required- approved.
- Directors/Officers as of July 07, 2019 approved
 - President : Murray Sneesby
 - Vice-President: James McCutchon
 - Secretary: Donna Wiebe
 - Treasurer: Leanna Senez
 - Director: Rita Lofto
 - Director: John Brown
 - Past President, Director: Ray Senez

6. Issues, Action Items		
Action	Assigned to	Due Date
Work with the Developer to understand and communicate details regarding boat slips.	Murray Sneesby	June 2020
Confirm how many slips would be for pontoon boats.	Murray Sneesby	June 2020
Barricade may be necessary to prevent motor bikes from cutting through marina to trailer park.	Murray Sneesby	June 2020
Board will be speaking to Gilles to work on path to access water for sundeck area which would be close to the marina.	Murray Sneesby	June 2020
Follow up regarding paving of Provincial Road 433.	James McCutcheon	June 2020
Organize annual wind-up to be held Saturday Aug, 24, 2019	Cancelled	

7. Next Meeting					
Date:	July 12, 2020	Time:	Registration 9:30 am Meeting 10:00 am	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				