


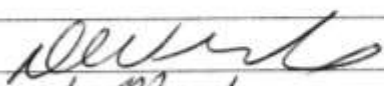

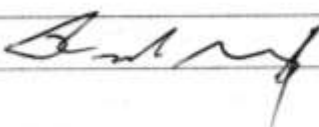
MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Home Owners Association		
Date of Meeting:	July 12, 2020	Location:	Tournament Room, Granite Hills Golf Course, Lac du Bonnet MB
Minutes Prepared By:	Donna Wiebe	time:	Registration: prior to meeting Meeting : 10:00 am

1. Agenda

1. Approval of minutes of the preceding July 7, 2019 AGM Membership Meeting
2. Financial report, and Budget 2021
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
			Approved	Mmm dd yyyy
Murray Sneesby	President	Yes		Aug 9, 2020
James McCutchon	Vice-President	Yes		July 23/20
Donna Wiebe	Secretary	Yes		July 23/20
Leanna Senez	Treasurer	Yes		July 23/20
John Brown	Director	No		July 24/20
Rita Lofto	Director	No		July 23/20
Ray Senez	Past President	Yes		July 23/20
Gilles Gauthier	Developer, President	No		
Lloyd Dreger	Developer Representative	Yes		

3. Voting Members in Attendance at Meeting

Name	Roll #	Civic Address	Name	Roll #	Civic Address
Gilbert Carriere	114	67 Fred Jeschke	James McCutchon	138	17 Fred Jeschke
Elaine Clark Wiens proxy Donna	106	81 Fred Jeschke	Ron Meilleur	710	43 Fairway
Ray Cohn	119	53 Fred Jeschke	John Salgueiro	112	71 Fred Jeschke
Valerie DeRocco proxy Donna	121	51 Fred Jeschke	Leanna Senez	090	90 Fred Jeschke
Daniel Gratton proxy Mona	103	87 Fred Jeschke	Ray Senez	080	92 Fred Jeschke
Mona Lyn Jodoin	101	91 Fred Jeschke	Murray Sneesby	137	19 Fred Jeschke
Mona Lyn Jodoin	990	93 Fred Jeschke	Michele Sobering	141	13 Fred Jeschke
Collin Labiuk	136	21 Fred Jeschke	Donna Wiebe	200	60 Fred Jeschke
Rita Lofto proxy Donna	135	23 Fred Jeschke			

4. Meeting Agenda

Meeting called to order at 10:04 am. Quorum of 17 voting members present. Total of 23 members attended the meeting.

0.1 Waiver of Notice due to notice for AGM being posted only 26 days prior to AGM.

Motion by Ray Senez(80), Mona Lyn Jodoin (101), Vote: **carried**

1. Approval of minutes of the preceding July 7, 2019 AGM Membership Meeting

Motion by Donna Wiebe (121), Gilbert Carriere (114), Vote: **carried**

2. Financial report, and Budget 2020

a. Financial report

Income: \$ 3,400.00

Expenses : 2,498.37

b. Budget 2021

Equity : \$14,258.38

Estimated expenses: \$12,881.42

Estimated dues receivable: \$2,500.00

Estimated net balance: \$4,778.87

Motion to accept financial report and budget 2021 motion by

Michele Sobering (141), second _John Salgueiro (112), Vote: carried , **0 opposed**

3. Annual report of the Directors

Granite Hills Estates Home Owners Association

Directors Report July 12 2020

Dear Fellow Home Owners

#1 Potable Water - There is no change to the status of Potable Water in the development. Boil water advisory is hand delivered to all homeowners by the Developer in April and October each year.

#2 Docking Facilities - The concrete slabs that ring the outside of the docking area have been installed.

An initial plan has been created by the Developer and expects to have approximately 30 slips available in the first phase. The Developer has started to build the individual slips.

The Developer has committed to giving priority to the members of the GHHOA. During this year's AGM meeting we will finalize the rules to select and manage slips. The Board is expecting the Developer to provide more details during this year's AGM. The board will continue to work with the Developer to understand and communicate any updates.

- a. There was a question if there will be a lock system at the marina, the developer advises they are considering having it gated to be controlled but no definite plans in place yet.

#3 Beach/Water Access - The Developer is expanding and enhancing the breakwater area to provide a better water access location than previously proposed. This area is large enough to have amenities like benches and picnic tables. To be reviewed.

- a. There was a question concerning if there was liability coverage to cover the beach and marina area. Also, if this should be covered by GHHOA or Granite Hills Developer. This area is considered Hydro property so we need their permission.

#4 ATV's driving through the community - 5 signs with "No ATVs" on them have been purchased and installed.

- a. Received comments on there is still issues with ATVs driving on roadways in the community. We need RCMP to enforce the laws.

#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 was sent to the provincial government and RM in the last year. Below is the reply we received. The next step is to start a petition and make calls about the condition of the road when it is bad.

Thank you for your June 28, 2019 email to the Honorable Ron R. Schuler, Minister of Infrastructure, regarding the paving of Provincial Road (PR) 433. I am pleased to reply on behalf of Manitoba Infrastructure.

Road enhancement along with all transportation infrastructure development is considered as part of the overall provincial priorities for the strategic highway network. Manitoba Infrastructure's 2017 traffic count south of the junction with PR 313 was 950 vehicles per day. However, the count in the gravel section can be expected to be somewhat less. Although we understand your concerns, Manitoba infrastructure does not currently have plans to surface this section.

Manitoba Infrastructure regional staff will continue to provide regular maintenance to ensure the road remains in good condition. If you have any further questions, or if you see hazardous road conditions, please feel free to contact me directly at 204-346-6266 or doug.struthers@gov.mb.ca.

Archie J. Miller P. Eng.

A/Director of Regional Operations

Original email:

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.

- a. Developer has tried to get road paved since 2008. In 2016 they went to the MLA Wayne Ewasko to try to get road paved. It was suggested that in spring when CAA does their worst road survey we get all members to vote for PR433 to get more attention to the issue. Also take pictures when the road is really bad and send them to the MLA.

#9 Community Event – Will not have event due to COVID-19.

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 _John Salgueiro (112), second by Daniel Gratton (103), Vote: Carried

c. Appointment of an Auditor;

no auditor recommended;

Motion Ron Meilleur (710), second by John Salgueiro (112), Vote: Carried

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

Motion _Mona Lyn Jodoin (101), 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

Waived

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

a. The Developer Commitments: Developer President was absent but developer representatives Lloyd Dreger, Bob Chernichan and Rolande Chernichan were present to comment:

i. Boat Launch and docking; They are in process of making slips, process was slowed down due to COVID-19. There should be 20 slips completed in near future. They will be building a new center piece for the dock and the intent is that the slips will be attached to this new center piece. There may not be any slips for pontoon boats ready for this year. The annual fee for the boat slips has still not been determined. The developer is considering having marina gated so entry can be controlled.

ii. Potable Water Service; No update given, GHHOA have requested a copy of the plan from the developer as per letter from Province March 25/20

iii. Beach/Swimming Area: No other update

b. Member Privileges;- Voting

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)

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

10. Other new business:

- a. Approval of proposed Marine slip allocation rules – An email will be sent to all members providing the proposed rules for selection order for boat slips. The proposed rules still need to be approved by the developer. Mona Lyn Jodoin will be a committee member for a GHHOA boat launch - marina committee. Here is the proposed Marine slip allocation rules:
1. Option of 1 slip per GHHOA owner of an occupied home in compliance with covenants and “member in good standing”, ordered by date, the latter of possession date or of substantial completion of construction as determined by assessment of home on property tax assessment. This slip will be designated as the primary slip.
 2. Right to the primary slip will persist so long as marina fees are maintained and GHHOA home owner remains in good standing with the association.
 3. Year two and beyond, as additional homes are constructed each year, additional primary slips will be assigned as per item 1, until the point when all slips have been assigned.
 4. Any slips remaining after the above assignments in a given year will be deemed seasonal slips.
 5. Option of 1 slip per GHHOA lot owner without an occupied home in compliance with covenants and “member in good standing”, ordered by possession date of lot, will be assigned from the seasonal pool based on availability.
 6. Option of 1 additional slip per GHHOA owner of an occupied home in compliance with covenants and “member in good standing”, ordered by date, the latter of possession date or of substantial completion of construction as determined by assessment of home on property tax assessment, will be assigned from the seasonal pool based on availability. This slip will be designated as the secondary slip.
 7. In any year that there remain available slips following the Granite Hills Homeowners assignment, these slips will be made available to the seasonal renters at the Granite Rec Park, on a first come first serve basis, or lottery if demand warrants. Slips rented to seasonal renters will be designated as Seasonal

slips, and will not be guaranteed to be available in the following year, as Granite Hills Estates home owners and lot owners will take precedence.

8. All owners of lots in the Granite Hills Estates will have the right to the boat launch.
 9. Primary slips may be transferred upon sale of Granite Hills Estates home to the new owner if the new owner is compliant with the GHHOA covenants and a “member in good standing”.
 10. If a Granite Hills Estates lot owner ceases to be compliant with the GHHOA covenants, fails to fully pay fees associated with a slip, or fails to pay GHHOA membership fees, the slip assigned will revert to be part of the seasonal pool of slips.
 11. Assigned slips may not be “rented” or sub-let by a designated assignee. A request may be made by April 1 of the current year to temporarily return a primary slip to the seasonal pool for the current year. The following year, the assignee must either pay for the slip or cancel the slip.
 12. Slip assignment for a house purchased not having an assigned primary slip will be based on compliance with the GHHOA covenants, new owner being in “good standing” with the membership, ordered by date, the latter of the possession date or first membership fee payment.
 13. Requests, changes, cancelations, and renewals of slips must be made no later than April 1 of each year, excluding the first year of assignment.
 14. Determination of new slip assignments will be made on May 1 of each of subsequent years. Primary slip assignments will persist from year to year as long as the lot owner has not cancelled the slip, and continues to be compliant with the GHHOA covenants, has fully paid fees for the slip, and is up to date in payment of GHHOA membership fees.
 15. Fees for slips will be due on or before May 1 of each of subsequent years.
- b. Annual wind-up: there will be no windup due COVID-19
 - c. Next AGM : July 11, 2021 9:30AM registration, meeting 10:00AM
 - d. GHHOA received a letter from the developer dated July 10, 2020, requesting a correction to the minutes of July 19, 2018. We advised that we have acknowledged that some information has changed since that time, but we will not be amending same.
 - e. We will investigate if the cost of joining the Manitoba Association of Cottage Owners Inc. (MACO) will benefit GHHOA. Motion to board was approved to spend up to \$300

at director's discretion as to whether to join. Motion by Mona Lyn Jodoin (990), Second by Michele Sobering (141), all in favor.

- f. It was suggested that in the spring when CAA does its survey of the worst roads, that we all vote for PR 433 Cape Coppermine Road. It is also suggested to take pictures when the road is bad and send them to MLA Wayne Ewasko.
- g. It was questioned if there is liability coverage to cover the marina and beach area and who should have that coverage, the developer or GHHOA.
- h. Rolande Chernichan to coordinate a meeting between Granite Golf Club executive and GHHOA executive board in the next 2-3 weeks to discuss the marina, slips, and water access for GHHOA membership.
- i. GHHOA requested a copy of plans for the marina.
- j. Michele Sobering raised many concerns regarding ATVs being driven in the development. Michelle Sobering will be a committee member regarding ATV issues.

Meeting adjourned: 11:56 am

5. Decisions

- Minutes from prior AGM meeting July 7th 2019 approved.
- Budget approved.
- 2021 GHHOA membership fee approved at **\$50** per lot, payment due by **May 1 2021**.
- Liability insurance for directors approved.
- No auditor required- approved.
- Marina slip allocation rules - approved
- Directors/Officers as of July 12, 2020 approved
 - President : Murray Sneesby
 - Vice-President: James McCutcheon
 - 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
Email all members regarding proposed boat slip rules for assignment.	Leanna Senez	July 18 2020
Developer to provide proposed plan regarding potable water as per letter from Province dated March 25/20.	Lloyd Dreger	
Investigate benefits and costs of joining the Manitoba Cottage owners association.	Murray Sneesby	
Check if our liability insurance covers the Marina/boat launch/beach area. Do we require to obtain this insurance.	Leanna Senez	
Add a note to website to advise all members to take pictures of Cape Coppermine road when it is in bad shape and send to MLA Wayne Ewasko.	Ray Senez	
Send letter to Granite Hills Golf Club executive requesting copy of plans for the marina.	Murray Sneesby	
Start a petition and write letters to government officials regarding PR 433 condition and paving	James McCutcheon	

7. Next Meeting					
Date:	July 11, 2021	Time:	Registration 9:30 am Meeting 10:00 am	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				