

MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Home Owners Association		
Date of Meeting:	July 11, 2021	Location:	Zoom - Virtual
Minutes Prepared By:	Donna Wiebe	time:	Registration: prior to meeting Meeting : 10:00 am

1. Agenda

1. Approval of minutes of the preceding July 12, 2020 AGM Membership Meeting
2. Financial report, and Budget 2022
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	Approved	Jan 21 2022
James McCutchon	Vice-President	Yes	Approved	Jan 18 2022
Donna Wiebe	Secretary	Yes	Approved	Aug 17 2021
Leanna Senez	Treasurer	Yes	Approved <i>L. M. Senez</i>	Jan 18 2022
John Brown	Director	Yes	Approved	Aug 26 2021
Rita Lofto	Director	Yes	Approved	Jan 18 2022
Ray Senez	Past President	Yes	Approved <i>Ray Senez</i>	Jan 18 2022
Gilles Gauthier	Developer, President	No		n/a
Bob Chernichan	Developer Representative	Yes	Approved	Jan 18 2022

3. Voting Members in Attendance at Meeting					
Name	Roll #	Civic Address	Name	Roll #	Civic Address
John Brown	790	34 Fairway Dr	Murray Sneesby	137	19 Fred Jeschke Dr
Elaine Clark-Wiens proxy Donna Wiebe	106	81 Fred Jeschke Dr	Michele Sobering	141	13 Fred Jeschke Dr
Valerie Derocco proxy Michele Sobering	121	51 Fred Jeschke Dr	Donna Wiebe	200	60 Fred Jeschke Dr.
Abe Friesen	760	40 Fairway Dr			
Sandra Goritz	123	47 Fred Jeschke Dr			
Marjorie Laidlaw	114	67 Fred Jeschke Dr			
Rita Lofto	135	23 Fred Jeschke Dr			
James McCutchon	138	17 Fred Jeschke Dr			
John Salgueiro	112	71 Fred Jeschke Dr			
Leanna Senez	090	90 Fred Jeschke Dr			
Ray Senez	070	94 Fred Jeschke Dr			
Ray Senez	080	92 Fred Jeschke Dr			

4. Meeting Agenda

Quorum of 15 votes required.

Meeting called to order at 10:06 am. Quorum of 15 votes. Total of 13 members attended the meeting.

1. Approval of minutes of the preceding July 12, 2020 AGM Membership Meeting:
Motion to approve with the following changes made: Boil water advisory is hand delivered to all home owners by the Developer in April and October each year.
Motion by Ray Senez (080), second Michele Sobering (141),
Vote: In favour **ALL**, Opposed **None**, **Carried**

2. Financial report, and Budget 2022
 - a. Financial report
Income: \$4,750
Expenses : \$5,816.27

 - b. Budget 2022

Equity : \$13,163.19
Estimated expenses: \$2,328
Estimated dues receivable: \$2,750
Estimated net balance: \$422

Motion to accept financial report and budget 2022 motion by Murray Sneesby (137), second Michele Sobering (141),
Vote: In favour **ALL**, Opposed **None**, **Carried**

3. Annual report of the Directors

Granite Hills Estates Home Owners Association

Directors Report July 11 2021

President's Report

Dear Fellow Home Owners:

Welcome to new home/cottage owners. This is the busiest construction period for the development. It is very exciting to see more properties being developed.

#1 Potable Water

There is no change to the status of Potable Water in the development. Each resident should have received a letter from the Developer regarding the Boil Water Advisory.

#2 Docking Facilities

The boat launch and marina area are mostly completed and many of the 38 slips are actively being used. The lights, controlled gate and beacon on the breakwater are now installed. This is a significant improvement to the facilities in the development. The Developer and GHHOA board have worked through a process for managing slip assignment and priority for GHHOA members. The GHHOA board would like to thank the Developer for a quality facility and working with the board.

#3 Beach/Water Access

The Developer has expanded the breakwater area to provide better access to view the lake. As discussed at last year's AGM the area will have a picnic table and bench installed in July.

The board will continue to work with the developer on options for better water access for swimming.

#4 Membership in MACO

We have submitted our application to join the Manitoba Association of Cottage Owners (MACO).

One of the major benefits will be to reduce the cost of our insurance.

#5 Personal Golf Carts

No change

#6 Financial

The costs to run the association are about \$2000 annually. Most 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. Please contact the RM by phone or email with any issues.

#8 Paving of Provincial Road 433

We have received communication that the funding for engineering work for paving of Provincial Road 433 has been approved. The road will see improvements of additional gravel and dust control. We will continue to work to keep the project top of mind for our politicians to ensure that the project continues to be a priority.

#9 Community Event

Interest in organizing a community event, like a BBQ, to meet your neighbours?

Thank you

Murray Sneesby
President Granite Hills Estates Home Owners Association

a. Vice-President's Report

Regarding #8 Paving of PR433

Letter had been sent to the Minister and Deputy Minister regarding paving of PR433. Email was also sent to other cottage associations, and they were all supportive. There may be a change in the alignment of the road so it may take some time before the road gets paved. Grading will still be done in the meantime, and everyone is encouraged to contact the RM if there are any issues with the road.

4. Directors recommendations/actions regarding:

a. By-Laws;

i. Correct all occurrences of:

Plan **40740** WLTO in Frac 26-16-12 EPM to

Plan **42740** WLTO in Frac 26-16-12 EPM

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

Vote: In favour **ALL**, Opposed **None**, **Carried**

ii. Amendment to by-laws in order to report status of members to Developer regarding boat slip applications by April 1st.

Change:

Upon Membership Meeting approval of the amounts due for the following year, Membership Dues and Special Dues amounts so approved, are due and payable on or Before **May** 1st of the year following the Membership Meeting at which the amount was set.

To:

Upon Membership Meeting approval of the amounts due for the following year, Membership Dues and Special Dues amounts so approved, are due and payable on or before **March** 1st of the year following the Membership Meeting at which the amount was set.

Motion: John Salguerio (112), second by John Brown (790)

Vote: In favour **ALL**, Opposed **None**, **Carried**

b. Membership Dues;

The board of directors recommends the annual membership fee for the fiscal year 2021-2022 to be set at **\$50 per lot**.

Motion by Rita Lofto (135), second by John Salgueiro (112),

Vote: In favour **ALL**, Opposed **None**, **Carried**

c. Appointment of an Auditor;

The board of directors recommends that no auditor be appointed.

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

Vote: In favour **ALL**, Opposed **None**, **Carried**

d. Director Liability Insurance;

The board recommends to maintain Officer and Directors Liability insurance and Liability and Loss insurance related to GHHOA owned property. Cost of D & O estimated at \$1,050 per year. Cost of Liability and Loss insurance TDB.

Motion by Ray Senez (070), second by John Salgueiro (112),

Vote: In favour **ALL**, Opposed **None**, **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

The board recommends the waiver of requirement of auditors.

Motion by Ray Senez (070), second by John Salgueiro (112),

Vote: In favour **ALL**, Opposed **None**, **Carried**

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

a. The Developer Commitments: Developer Representative was Bob Chernichan in attendance to comment :

i. Boat Launch and Docking;

Bob commented:

Approximately 22 slips have been rented out. There will not be any more slips developed this year as not all existing slips have been rented. They have room that they can develop more slips in the future. There has been a problem with the gate at the boat launch which is now being addressed. If there is a problem with the gate, we are to contact Bob Chernichan who will in turn contact Dale who has a key that can open the gate.

ii. Potable Water Service;

The Board requested compliance plan from developer and request emergency contact and number regarding water service.

Bob stated there will be no changes to the water at this time. Dale is certified to take sample of the water to be tested. We are to contact Bob Chernichan or Gilles Gauthier if there is an emergency with the water.

iii. Beach/Swimming Area:

The Board asked to review with the Developer potential locations for access to the water for swimming. Bob reported that the Developer does not own the land and cannot authorize access to it, and that previous consultations with Manitoba Hydro for a potential swimming area had been denied. Bob reported he first wanted to meet with other Developer directors to discuss if there is interest to revisit the matter for swimming access before any consideration is given to a joint executive meeting to discuss a swim area.

b. Member Privileges;

The current member privilege is priority access to boat slips.

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

No new issues.

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.
Note: No person shall be a Director of the Board for more than five (5) Annual Membership Meeting elections, except by Special Resolution at an Annual Membership Meeting. "Special Resolution" means a resolution passed relating to Special Business matters, by no less than seventy percent (70%) of the votes cast on that resolution.)
- Murray Sneesby, President and Director, Current, accepts to remain. Murray has been on the board for 5 years. Special Resolution vote required.
No other nominations for position of President.
Vote: In favour **ALL**, Opposed **None**, **Carried**
- James McCutcheon Vice-President and Director, Current, accepts to remain.
No other nominations for position of Vice-President.
Vote: In favour **ALL**, Opposed **None**, **Carried**
- Leanna Senez, Treasurer and Director Current, accepts to remain. Leanna has been on the board for 6 years. Special Resolution vote required.
No other nominations for position of Treasurer.
Vote: In favour **ALL**, Opposed **None**, **Carried**
- Donna Wiebe Secretary and Director Current, declines to remain.
Introduction of Sandra Goritz.
Nomination of Sandra Goritz for position of Secretary by Leanna Senez.
Accepts.
No other nominations for position of Secretary.
Vote: In favour **ALL**, Opposed **None**, **Carried**
- Ray Senez, Past President and Director – Current, accepts to remain. Ray has been on the board for 6 years. Special Resolution vote required.
Vote: In favour **ALL**, Opposed **None**, **Carried**

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. Current accepts to remain.
Vote: In favour **ALL**, Opposed **None**, **Carried**
- John Brown Director Current, declines to remain.
- Bob Chernichan, Developer Representative – Appointed.
Introduction of Michele Sobering.
- Nomination of Michele Sobering for position of Director by Ray Senez. Accepts.
Vote: In favour **ALL**, Opposed **None**, **Carried**

10. Other new business

a. Survey results:

- Bocce court 50% would like to see one built.
- Rack for paddle boards/kayaks, people see issue with security.
- Shed, also issue with security, more of a longer term project.
- Tennis/Pickle ball court, reasonable support but would require business plan and we would need to further investigate feasibility.
- Fire protection enhancement – full support, inquiry made to the EMO officer.
- Strong desire for water access for swimming.
- Suggestion made to add bike rack at the boat launch.
- Bocce court had most support. The area adjacent to the pathway for the breakwater may be a place to put this. Need developer approval. Suggestion made to try to obtain sponsors to assist in fundraising for the project. We have to consider that this may bring more traffic to boat launch area and room is needed for the people who are trying to launch their boats.
Murray Sneesby (137) moved to approve funding of maximum \$5,000 for building of Bocce court, Sandra Goritz second the motion.
Vote: In favor: **11**, Opposed: **4**, **Carried**

b. Variance(s) applied for by lot owners in GHHOA development.

We will request that RM LDB Planning District notify the GHHOA regarding any variances applied for by Granite Hills Estates lot owners. We can then notify our membership.

c. Short term rentals of properties in GHHOA development.

Do we want to add to our bylaws any restrictions regarding short term rentals?

Renters are not allowed to use boat launch. Developer advises they have no way to control usage of the fob. Developer to look at putting in the fob and boat slip agreement that fobs cannot be sublet or used by renters. Developer to look at getting stickers for boats owned by fob users. The main concern is responsible use of the

marina. Developer has advised that signs have been ordered that state there is no alcohol allowed at the boat launch/marina area.

d. Plans for a get together.

We will use tournament room or patio at the golf course for a get together. Beverages can be purchased from the golf course. Will look at having it on a Sunday at the end of August or early September depending on Provincial Covid-19 restrictions.

e. Next AGM **July 10, 2022, registration 9:30am, meeting 10:00 am.**

Meeting adjourned: 12:06 pm

5. Decisions

- Minutes from prior AGM meeting July 12th 2020 approved.
- Budget approved.
- 2022 GHHOA membership fee approved at **\$50** per lot, payment due by **March 1 2022.**
- Liability insurance for directors approved.
- No auditor required- approved.
- Funding for Bocce Court approved at maximum of **\$5,000**
- Directors/Officers as of July 11, 2021 approved
 - President : Murray Sneesby
 - Vice-President: James McCutchon
 - Secretary: Sandra Goritz
 - Treasurer: Leanna Senez
 - Director: Rita Lofto
 - Director: Michele Sobering
 - Past President, Director: Ray Senez
 - Developer Representative, Bob Chernichan

6. Issues, Action Items		
Action	Assigned to	Due Date
Amend AMG July 12 2020 minutes as per developer request	Secretary	August 2021
Amend By-laws document as per approved changes	Secretary	August 2021
Joint executive meeting re possible swimming access	Bob Chernichan, Murray Sneesby	
Prepare detailed plan, materials estimate, cost for Bocce Court. Present to developer for approval.	Ray Senez	August 2021
Write letter to RM LDB Planning District office regarding variances applied for by lot owners	Murray Sneesby	August 2021
Developer look into modifying slip rental and FOB application, and issuing decals for FOB only lot owners' motorized watercraft.	Bob Chernichan	
GHHOA get-together in August/September	GHHOA Board	Aug/Sept 2021
Meet with EMO	Ray Senez	

7. Next Meeting					
Date:	July 10, 2022	Time:	Registration 9:30 am Meeting 10:00 am	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				