



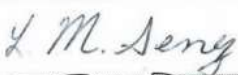
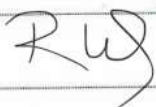
## **MEETING MINUTES**

<b>Meeting Purpose:</b>	Annual General Meeting, Granite Hills Estates Home Ownership Association Inc.		
<b>Date of Meeting:</b>	July 10, 2022	<b>Location:</b>	Tournament Room- Granite Hills Golf Course
<b>Minutes Prepared By:</b>	Leanna Senez	<b>time:</b>	Registration: prior to meeting Meeting : 10:00 am

### **1. Agenda**

1. Approval of minutes of the preceding July 11, 2021 AGM Membership Meeting
2. Financial report, and Budget 2023
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

# Granite Hills Estates Home Ownership Association Inc.

2. Director / Officer Attendance at Meeting				
Name	Role	Attended	Approval of Minutes	Date
			Approved	Mmm dd yyyy
Murray Sneesby	President, Director	YES		
James McCutchon	Vice-President, Director	YES		
Ray Senez	Past President, Director	YES		Feb 05, 2023
Sandra Goritz	Secretary, Director	NO		
Leanna Senez	Treasurer, Director	YES		Feb 03, 2023
Rita Lofto	Director	YES		Feb 03, 2023
Michele Sobering	Director	NO		
Gilles Gauthier	Developer, President	YES		
Bob Chernichan	Developer Representative	YES		Feb 03, 2023
Lloyd Dreger	Developer Director	YES		
Rolande Chernichan	Developer Secretary	YES		

3. Voting Members in Attendance at Meeting					
Name	Roll #	Civic Address	Name	Roll #	Civic Address
Brown, John	790	34 Fairway	Senez, Leanna	090	90 Fred Jeschke
Clement, Debbie	103	87 Fred Jeschke	Senez, Ray	070	94 Fred Jeschke
Cohn, Ray	119	53 Fred Jeschke	Senez, Ray	080	92 Fred Jeschke
DeRocco, Stelio	121	51 Fred Jeschke	Sneesby, Murray	137	19 Fred Jeschke
Keller, Scott	141	13 Fred Jeschke	Wiebe, Donna	200	60 Fred Jeschke
Laidlaw, Marjorie	114	67 Fred Jeschke			
Lofto, Rita	135	23 Fred Jeschke			
McCutchon, James	138	17 Fred Jeschke			
Meilleur, Ronald	710	43 Fairway	Penner, Darren	340	32 Fred Jeschke - Late arrival

## 4. Meeting Minutes

### Quorum of 15 votes required.

Meeting was called to order at 10:00. Count of members eligible to vote was 14, did not meet quorum of 15. General meeting was adjourned for 20 minutes, in accordance with By-laws.

Meeting called to order at 10:20 am. With 14 voting members present.

#### 1. Approval of minutes of the preceding July 11, 2021 AGM Membership Meeting

Motion by James (138), Second Donna (200)

Vote: In Favour: ALL Opposed: none

#### 2. Financial report, and Budget 2023

##### a. Financial report

Income: \$ 3,700

Expenses : \$ 1,804.80

Bocce Court: \$5,000.00 already approved.

Clarification on insurance – mostly directors’ insurance, \$5,000,000 general aggregate, insurance for table and bench \$10,000, general liability \$2 million, personal injury and advertising injury \$2 million, third party liability \$2 million, etc.

#### Profit and Loss

July 18, 2022 - June 24, 2022

#### INCOME

Annual Fees	
Annual Fees 2019	50.00
Annual Fees 2020	50.00
Annual Fees 2021	300.00
Annual Fees 2022	3,300.00
Total Annual Fees	3,700.00
Unapplied Cash Payment Income	0.00
Total Income	\$3,700.00
GROSS PROFIT	\$3,700.00

#### EXPENSES

Dues and Subscriptions	921.86
Insurance - Liability	520.00
Stationery and printing	322.34
Taxes and Licenses	40.00
Total Expenses	\$1,804.20
PROFIT	\$1,895.80

# Granite Hills Estates Home Ownership Association Inc.

Balance Sheet  
As of June 24, 2022

## Assets

### Current Assets

#### Cash and Cash Equivalent

Sunova chequing 9,812.14  
Undeposited Funds 0.00

Total Cash and Cash Equivalent \$9,812.14

#### Inventory Asset

Concrete Bench 2,094.82  
Concrete Table 2,075.81

Total Inventory Asset 4,170.63

Prepaid expense 5,000.00

Total Current Assets \$18,982.77

Total Assets \$18,982.77

## Liabilities and Equity

### Liabilities

Total Liabilities

### Equity

Opening Balance Equity 210.00

Retained Earnings 16,876.97

Profit for the year 1,895.80

Total Equity \$18,982.77

Total Liabilities and Equity \$18,982.77

## b. Budget 2023

Budget details on next page.

Chequing account : \$9,812.14 plus \$5,000 reserved for Bocce Court

Estimated expenses: \$ 1,852.71 + \$1,000 additional for Bocce Court

Estimated dues receivable: \$3,300.00

Estimated net balance: \$10,259.43

Question regarding where Bocce Court will be located. Response is that it hasn't been finally approved by the developer, but the proposed location is adjacent to the path to the breakwater.

Motion to accept financial report and budget 2023

Motion by James (138), second Rita (135)

**Vote: In Favour: ALL Opposed: none**

# Granite Hills Estates Home Ownership Association Inc.

**Granite Hills Estates Home Ownership Association Inc.  
Budget 2022-2023**

	Budget 2022-2023	2021-2022 as of Jun 24
	Total	Total
<b>INCOME</b>		
Annual Fees		
Annual Fees (Prior Years)		400.00
Annual Fees 2022		3,300.00
Annual Fees 2023	3,300.00	0.00
<b>Total Annual Fees</b>	<b>\$ 3,300.00</b>	<b>\$ 3,700.00</b>
<b>Total Income</b>	<b>\$ 3,300.00</b>	<b>\$ 3,700.00</b>
<b>GROSS PROFIT</b>	<b>\$ 3,300.00</b>	<b>\$3,700.00</b>
<b>EXPENSES</b>		
Dues and Subscriptions		
<b>MACO</b>	138.00	138.00
<b>Insurance</b>	546.00	520.00
<b>Office expenses</b>		
Website hosting	280.62	267.26
Quickbooks	554.40	516.60
Other		
<b>Stationery and printing</b>		
Postage	150.00	125.58
Toner	-	137.63
Paper/Envelopes	20.00	59.13
<b>Supplies</b>		0.00
Digital recorder	123.69	
<b>Taxes and Licenses</b>		
Annual Return	40.00	40.00
<b>Total Expenses</b>	<b>\$ 1,852.71</b>	<b>\$ 1,804.20</b>
<b>PROFIT</b>	<b>\$ 1,447.29</b>	<b>\$ 1,895.80</b>
<b>Assets</b>		
<b>Cash and Cash Equivalent</b>	<b>\$ 10,259.43</b>	<b>9,812.14</b>
Inventory Asset		
Concrete Table	2,075.81	2,075.81
Concrete Bench	2,094.82	2,094.82
Bocce Pit	5,000.00	-
<b>Total Inventory Asset</b>	<b>9,170.63</b>	<b>4,170.63</b>
Prepaid expense	1,000.00	5,000.00
<b>Total Assets</b>	<b>20,430.06</b>	<b>18,982.77</b>

# Granite Hills Estates Home Ownership Association Inc.

---

## Granite Hills Estates Home Ownership Association Inc.

### Budget 2022-2023

	Budget 2022-2023	2021-2022 as of Jun 24
	Total	Total
Liabilities and Equity		
Liabilities	0.00	0.00
Total Liabilities	\$ 0.00	\$ 0.00
Equity		
Opening Balance Equity	210.00	\$ 210.00
Retained Earnings		
Beach Fund	7,916.34	7,916.34
Concrete Table and bench	4,170.63	4,170.63
Bocce Pit	6,000.00	5,000.00
Not allocated funds	895.80	-
Profit for the year	1,447.29	1,895.80
Total Equity	\$ 20,430.06	\$ 18,982.77
Total Liabilities and Equity	\$ 20,430.06	\$ 18,982.77

3. Annual report of the Directors

a. **President's Report** – by Murray Sneesby

Granite Hills Estates Home Owners Association

President's Report

July 10th, 2022

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 has been in operation for a full season with great success. The board and developer discuss issues and changes regularly.

**#3 Beach/Water Access**

The Developer has expanded the breakwater area to provide better access to view the lake. The picnic table and bench have now been installed.

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

**#4 Membership in MACO**

We are now members of the Manitoba Association of Cottage Owners (MACO). This has resulted in a savings of approximately \$500 from the cost of our insurance.

**#5 Personal Golf Carts**

No change

**#6 Financial**

The costs to run the association are about \$1800 annually. Membership fee to maintain expenses to remain at \$50.

**#7 Lots not meeting Development Standards**

In cases where the bylaw is the same as the RM Lac du Bonnet bylaw, it is the responsibility of the RM to handle these situations to get them corrected. Such requests can be sent to the RM on their website Service Tracker.

When the association is aware of lots that are in violation of the bylaws the association restricts the lot owner from the privileges granted by the association until the situation is rectified. A review is completed prior to the boat slip request list being sent to the developer.

**#8 Paving of Provincial Road 433**

We have received communication that the work for paving of Provincial Road 433 is part of the 2024/25 plan. The users of the road need to be proactive in communicating with the government on the condition of the road and the need for improvements.

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?

Previously it was suggested to have an event at the Tournament Room with the Golf Course supplying the food and beverages (paid by the members attending).

**a.2 Answers/Comments regarding President's Report**

1. Boil order advisory has requirement for a plan. GHHOA has requested a plan from the developer – has not been received.
2. There is a process for getting slips.
3. Discussed different options to provide direct water access. Will continue to work on this with developer.
4. MACO is a group of cottage association such as ours. To promote services in the area. Primary reason was for access to inexpensive insurance. We also have contacts to other HOA associations as for the PR433 issue.
5. No change by the Developer in the personal use of golf carts. However, a concern raised about use of private golf carts will be taken under advisement.
6. Financial as reported in agenda.
7. GHHOA has sent letters to lot owners in violation of by-laws regarding trailers on lots without construction, and instant garages (fabric covered accessory buildings). Priority list of lot owners in good standing for the boat slips is a privilege. Note that boat launch is not a GHHOA privilege, it is part of the development agreement. All lot owners may have access. They must have a boat and apply for a key FOB and decal.
8. Lot owners may submit a service request for Granite Hills for grading of roads. Use the RM website "Service Tracker".

**b. Vice-President's Report – by James McCutcheon**

Regarding #8 Paving of PR433

On the highways program as 3 year capital plan for the road. Question is about some changes to the road. Straightening it, looking at some of the curves, and talk about where the T at the end of the paved portion is at. The original plan in 2001 talked about continuing straight across north. But we don't have a copy of what the provincial plan is now. We have been in discussion with regional operations in Steinbach. They have been talking about some land acquisitions but won't say what that means. They have told us that they are working on it, but not where they are at with it. Scheduled for 2024-2025. Not sure what that means, construction or design of the road. We will present a petition to the Legislative Assembly of MB.

Petition is on following page. Read out by James McCutcheon, Vice-President.

UPGRADING AND PAVING OF PR 433  
PETITION  
TO THE LEGISLATIVE ASSEMBLY OF MANITOBA:

The background to this petition is as follows:

1. Manitoba Transportation and Infrastructure’s (MTI) three-year capital program shows that upgrading and paving work on PR 433 is scheduled to begin in Fiscal Year 2024/2025.
2. It is unclear from correspondence from MTI on whether or not this schedule is the start of the design work or the start of the construction work.
3. The preliminary design of the upgrading and paving of PR 433 began over 20 years ago and has not been implemented in all that time.
4. MTI’s latest traffic counts in this area show that the summer traffic levels have reached nearly 1,000 vehicles per day.
5. The state of the poorly maintained gravel surfaces in the spring and fall and during inclement weather have reached a point of near impassibility.

We the landowners, businesses, visitors and public, who utilize PR 433, petition the Legislative Assembly of Manitoba as follows:

1. To request the Minister of Transportation and Infrastructure to consider shortening the design timeline for the upgrading and paving of PR 433 to begin in Fiscal Year 2022/2023.
2. To request the Minister of Transportation and Infrastructure to complete the design, tender and award in time for the upgrading and paving of PR 433 to begin construction in Fiscal Year 2023/2024.

Name (Please Print)	Address	Signature
---------------------	---------	-----------

--- end of petition ---

Feedback from individuals which have been talked with is that there have been no community requests regarding the importance of improving the road. We felt that the petition is one way of providing that feedback. James has sent emails to the Minister, Deputy Minister. He has contacted all of the associations along PR433 to let them know that this is what is happening. We received reply from Cape Coppermine that they have also reached out to RM because they don’t want the pavement to stop at Osprey which is the end of PR 433. Rita has also reached out to the RM as well. There is going to have to be a formal requirement for the RM to be involved between the two. There is an election coming up. Council has not spoken at RM level to continue the paving past Osprey. Once the candidates are known, we could ask the candidates about this. Loren Schinkel says he supports paving the road past Osprey, but has not indicated whether he would run for office again. We could make a proposal to begin discussions at the council level. The RM will require funding for this and to lobby at the provincial or federal level. Must have discussion soon. Petitions to be posted at Granite Recreational Park, Golf course club house, and given to Cape Coppermine HOA.

**c. Amenities Update – by Ray Senez**

Table, bench, Bocce court

Table and bench were installed last year and well received.

We are seeking approval from developer to construct a Bocce Court, to be located next to the path leading to the breakwater. Court size to be 12 ft by 50 ft. Timbers around the base, base of crushed rock, and crushed granite for the surface. Estimated cost is \$6,000 including small amount of \$400-\$500 for labour. GHHOA will maintain the court. Lot owners will have to bring their own balls, at least at the start. Possibly we could put a box with lock to store balls.

**4. Directors recommendations/actions regarding:**

a. By-Laws; none

b. Membership Dues;

The board of directors recommends the annual membership fee for the fiscal year 2022-2023 to be set at **\$50 per lot.**

Motion by Donna (200), second by James (138)

**Vote: In Favour: ALL Opposed: none**

c. Appointment of an Auditor;

The board of directors recommends that no auditor be appointed;

Motion by Ray (080), second by Debbie (103)

**Vote: In Favour: ALL Opposed: none**

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 insurance is estimated at **\$546.00.**

Motion by Ray (080), second by Donna (200)

**Vote: In Favour: ALL Opposed: none**

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 (080), second by Murray (137)

**Vote: In Favour: ALL Opposed: none**

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

a. The Developer Commitments: Developer was in attendance to comment

- i. Boat Launch and docking;  
Developer Rep: Some boats aren't displaying their stickers. Two more fingers were added, may have to add more this year.  
Ray : We still don't have a contact number for problems with the gate.  
Developer Rep ; Will correct that.
- ii. Potable Water Service;  
Requested compliance plan from developer, and emergency contact for water services.

Water service is still status quo.

Water boil advisory remains.

Lot owners must do their own upgrades as per covenant at this time.

Developer has trained staff to test the water.

Water is tested daily, and results submitted to Office of Drinking Water for Province of Manitoba as required under the license.

The system is inspected regularly.

As more lots are developed, the system will be expanded by adding a larger pump.

Gilles is the contact. Phone number is 204-981-6577.

- iii. Beach/Swimming Area:  
As per President's Report  
Ray Senez : We understand that we can't have an actual beach because we are not allowed to add sand to the shore. We are just looking for some direct access to the water for swimming.  
We haven't had a discussion with the developer yet.

b. Member Privileges;

- voting
- priority access to boat slips

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

- Letters were sent to members in violation of GHHOA bylaws. Privileges have been suspended for those members until issue is rectified.
- RM LDB bylaw infractions can be reported on the RM website as service requests.

and

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)

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 6 years. Special Resolution vote required – **Vote: In Favour: ALL Opposed: none**
- **James McCutcheon Vice-President and Director**, Current, **accepts** to remain. **Vote: In Favour: ALL Opposed: none**
- **Leanna Senez, Treasurer and Director**, Current, **accepts** to remain. Leanna has been on the board for 7 years. Special Resolution vote required – **Vote: In Favour: ALL Opposed: none**
- **Sandra Goritz Secretary and Director**, Current, **declines** to remain
- **Nomination of Rita Lofto as Secretary and Director. Accepts.** **Vote: In Favour: ALL Opposed: none**
- **Ray Senez, Past President and Director** – Current, **accepts** to remain. Ray has been on the board for 7 years. Special Resolution vote required – **Vote: In Favour: ALL Opposed: none**

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

- **Michele Sobering Director** Current, **no longer lot owner in Granite Hills.**
- Nomination of **Debbie Clement as Director. Accepts.** **Vote: In Favour: ALL Opposed: none**
- **Bob Chernichan, Developer Representative**

10. Other new business

a. Revisions to GHHOA priority rules for boat slip assignment.

GHHOA Slip Assignment Priority 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:

- i. **The date of the first slip assignment order by the assignment in that year.**
- ii. **if no prior slip assignment, then the application year is used. For applications received in the current year then the latter of possession date or of substantial completion of construction as determined by assessment of home on property tax assessment, is used to order new applications.**

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 and slips are requested by home owners in good standing, 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 **or of the date the first slip has been assigned. If no slip had been assigned in prior years, then the date of application for a slip will be used.** The slip will be assigned from the **pool of available slips.**
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 **or of the date the first slip has been assigned. If no slip had been assigned in prior years, then the date of application for a slip will be used. This slip** will be assigned from the **pool of available slips.** 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 **public at large, at the discretion of the Developer, with priority granted to slip renters from prior years.** 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. **Priority order of** primary slips may be transferred upon **the** sale of Granite Hills Estates home to the new owner if the new owner is compliant with the GHHOA covenants and **is** a “member in good standing” and **rents a slip within one month of the possession date for a sale during the rental slip rental season or at the beginning of the next slip rental season if the sale occurs from October 1st to April 30th.**

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 **the pool of available slips**.
11. Assigned slips may not be “rented” or sub-let by a designated assignee. A request may be made by **March 15th** 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. **Such a request will be limited to 2 times in any 7-year period.**
12. Slip assignment for a home 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. Renewals, cancelations, and new slip requests must be made no later than **March 15th** of each year, excluding the first year of assignment.
14. Determination of new slip assignments will be made on **April 1st** 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 1st of each of subsequent years.
16. **The GHHOA rules are for the purpose of establishing the priority list of lot owners who apply for slips; and such list must be prepared and submitted by April 1<sup>st</sup> each year to the directors of 4553994 Manitoba Ltd. operating as Granite Hills Golf Club.**
17. **The priority list compiled by GHHOA is consulted by the directors of Granite Hills Golf Club when assigning slips; however, the final decision regarding the operations of the marina and boat launch facilities, including assigning of slips on an annual basis remains the exclusive authority and decision of the directors of 4553994 Manitoba Ltd. operating as Granite Hills Golf Club.**

---- end of rules ----

**Motion to accept presented priority rules for boat slip assignment.**

**Motion by Ray (080), second by John (790)**

**Vote: In Favour: ALL    Opposed: none**

- b. Short term rentals – Short term rental means rental of a residential premises for a period of under 30 days, within a non-principal dwelling where accommodations are provided to members of the travelling public for remuneration. As of May 26<sup>th</sup>, 2022 short term rentals are not permitted in the Town of Lac du Bonnet. The RM of Lac du Bonnet has recently conducted a survey regarding public opinion on short term rentals. Policy is yet to be determined.  
The town does allow bed and breakfasts where the owner is on premises.
- c. RM of Lac du Bonnet Travel Trailer By-Law – On June 14<sup>th</sup>, 2022, the RM of Lac du Bonnet approved a by-law regarding travel trailers for accommodation, on lots with existing dwellings. Permits are required. Details may be found on the RM LDB website.  
GHHOA bylaws **do not allow** for trailers for accommodation, except for a 2-year period during construction. Permits are required in this situation as well.
- d. **Additional funds of \$1,000.00 to be allocated to construction of Bocce Court. Motion by Rita (135), second by Murray (137)**  
**Vote: In Favour: ALL Opposed: none**
- e. Who should be contacted regarding dead / dangerous trees on golf course property adjacent to lots? Contact Bob / Gilles / golf course
- f. Question regarding house that is facing into the bush rather than to the road. Is this in violation of RM bylaws? There are no GHHOA bylaws regarding this. RM rules to be reviewed.
- g. Question regarding fabric covered accessory buildings. Are they allowed by the RM? Member states they are not allowed. Rules to be reviewed. If not allowed, service requests should be made regarding lots with such buildings.
- h. Plan for a get together. To be determined. Use of Tournament Room is limited to tournaments. Possibly a Saturday in mid to end of September.
- i. Next AGM : Sunday July 9th, 2023.

Motion to adjourn meeting by Donna (200), second by Ron (710).

Meeting adjourned: 11:58 am

## 5. Decisions

- Minutes from prior AGM meeting July 11th 2021 approved.
- Budget approved.
- Additional \$1,000.00 approved towards cost of Bocce Court.
- 2023 GHHOA membership fee approved at **\$50** per lot, payment due by **March 1 2023**.
- Liability insurance for directors approved.
- No auditor required- approved.
- Marina slip priority assignment rules - approved
- Directors/Officers as of July 10, 2021 approved
  - President and Director : Murray Sneesby
  - Vice-President and Director: James McCutcheon
  - Treasurer and Director: Leanna Senez
  - Secretary and Director: Rita Lofto
  - Past President and Director: Ray Senez
  - Director: Debbie Clement
  - Developer Representative Director: Bob Chernichan

## 6. Issues, Action Items

Action	Assigned to	Due Date
Petition re PR 433 to be posted in various locations	James, Rita	
Review RM LDB by-laws regarding how house may face		
Review RM LDB by-laws regarding instant garages	Leanna	
Organize get together in mid to late September, possibly at the Golf Course	Leanna	
Post contact number at marina gate	Developer Rep	

## 7. Next Meeting

<b>Date:</b>	July 9th, 2023	<b>Time:</b>	Registration 9:30 am Meeting 10:00 am	<b>Location:</b>	Tournament Room – Granite Hills Golf Course
<b>Agenda:</b>	TBD				