

MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Estates Home Ownership Association Inc.		
Date of Meeting:	July 09, 2023	Location:	Tournament Room- Granite Hills Golf Course
Minutes Prepared By:	Leanna Senez	time:	Registration: prior to meeting Meeting : 10:00 am

1. Agenda

1. Approval of minutes of the preceding July 10, 2022 AGM Membership Meeting
2. Financial report, and Budget 2024
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:
 - a. Changes to GHHOA Slip Assignment Priority Rules
 - b. Golf and Meal event
 - c. Annual family event
 - d. Other

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	NO		
James McCutchon	Vice-President, Director	NO		
Ray Senez	Past President, Director	YES	Approved	Jul 14 2023
Rita Lofto	Secretary, Director	YES	Approved	Jul 28 2023
Leanna Senez	Treasurer, Director	YES	Approved	Jul 14 2023
Debbie Clement	Director	YES	Approved	Jul 29 2023
Gilles Gauthier	Developer, President	YES		
Bob Chernichan	Developer Representative	YES		
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
Clement, Debbie	103	██████████	Pachowsky, Jarret	560	██████████
DeRocco, Stelio – proxy Donna Wiebe	121	██████████	Senez, Leanna	090	██████████
Freisen, Abe	760	██████████	Senez, Ray	070	██████████
			Senez, Ray	080	██████████
Cadorath, Gary	114	██████████	Smith, Blair	780	██████████
Lofto, Rita	135	██████████	Wiebe, Donna	200	██████████
Lofto,	136	██████████			

4. Minutes

Count of voting members present at 10:00 am was 12. Quorum is 15. Meeting would not begin before 10:20 am

Reeve Loren Shinkel, Deputy Reeve Greg Mandzuk, Emergency Coordinator John Flemming spoke.

Call to order AGM at 11:13 am with 12 voting members present.

1. Approval of minutes of the preceding July 10, 2022 AGM Membership Meeting

It was noted by the chair that page 16 of the AGM Minutes has an incorrect year in the line **Directors/Officers as of July 10,2021 approved**
Year will be amended to **2022**.

Moved By: Rita (135), Seconded by: Donna Wiebe (200)
Vote: In Favour: ALL Opposed: none Abstaining: none

1.5 Motion to amend the agenda to hear the President's Report prior to the Financial Report and Budget 2024.

Moved By: Rita (135), Seconded by: Donna proxy for DeRocco (121)
Vote: In Favour: ALL Opposed: none Abstaining: none

The President's Report was read by Ray Senez, Past President

President's Report
July 9, 2023

Dear Fellow Home Owners

Welcome to new home/cottage owners. New cottages continue to be built and existing cottages transferring ownership. The neighbourhood is definitely more active than in previous years. A major topic under discussion by the board is how to engage the members and create a better community feel.

To help answer common questions that are sent via email, a FAQ page (https://granitehillshomeowners.com/?page_id=528) has been added to the association's website.

#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.

Granite Hills Estates Home Ownership Association Inc.

#3 Beach/Water Access

The board will continue to work with the developer on options for better water access for swimming. Permits with Manitoba Hydro are potentially impacted and this process to deal with hydro is very slow.

#4 Membership in MACO (<https://macoman.com/>)

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.

"MACO is to promote and advance the common interests of cottage owners in areas throughout Manitoba"

#5 Lots not meeting Development Standards

In cases where the bylaw is the same as the RM of 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.

#6 Paving of Provincial Road 433

There is a recent announcement from the Province of Manitoba on the commitment of \$16M to pave PR 433. Members of the GHHOA have been extremely active over the last 4 plus years on requesting information, meeting with government officials, organizing petitions, etc. The board will remain active in getting information and updates until the project is completed.

#7 Community Event

The board has started planning and has recommendations for 2 events in the coming months to create an opportunity for members to meet, socialize and build our community spirit.

--- end of report

2. Financial report, and Budget 2024

a. Financial report – Leanna

Granite Hills Estates Home Ownership Association Inc.

Profit and Loss

July 18, 2022 - July 6, 2023

Cash Basis Thursday, July 6, 2023 03:32 PM GMT-05:00 1/1

	TOTAL
INCOME	
Annual Fees	
Annual Fees 2015/2016	200.00
Annual Fees 2017	200.00
Annual Fees 2018	200.00
Annual Fees 2019	100.00
Annual Fees 2020	100.00
Annual Fees 2021	50.00
Annual Fees 2022	100.00
Annual Fees 2023	2,950.00
Total Annual Fees	3,900.00
Sales	0.00
Unapplied Cash Payment Income	0.00
Total Income	\$3,900.00
GROSS PROFIT	\$3,900.00
EXPENSES	
Dues and Subscriptions	
MACO	138.00
Quickbooks	499.24
Website	290.48

Granite Hills Estates Home Ownership Association Inc.

Total Dues and Subscriptions	927.72
Insurance - Liability	520.00
Stationery and printing	153.05
Supplies	123.69
Taxes and Licenses	40.00
Total Expenses	\$1,764.46
OTHER EXPENSES	
Miscellaneous	
Family Day Event	600.00
Total Miscellaneous	600.00
Total Other Expenses	\$600.00
PROFIT	\$1,535.54

Granite Hills Estates Home Ownership Association Inc.
Balance Sheet
As of July 6, 2023

Cash Basis Thursday, July 6, 2023 03:31 PM GMT-05:00 1/1

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
Sunova chequing	16,397.68
Undeposited Funds	0.00
Total Cash and Cash Equivalent	\$16,397.68
Total Current Assets	\$16,397.68
Non-current Assets	
Property, plant and equipment	
Other fixed assets	
Bench asset	
Bench Depreciation	-279.30
Original cost	2,094.84
Total Bench asset	1,815.54
Concrete table asset	
Original cost	2,075.79
Table depreciation	-276.76
Total Concrete table asset	1,799.03
Total Other fixed assets	3,614.57
Total Property, plant and equipment	\$3,614.57
Total Non Current Assets	\$3,614.57
Total Assets	\$20,012.25
Liabilities and Equity	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	-346.06
Retained Earnings	20,358.31
Total Equity	\$20,012.25
Total Liabilities and Equity	\$20,012.25

b. Budget 2024 – Leanna

Granite Hills Estates Home Ownership Association Inc.

Budget 2023-2024

	Budget 2023-2024	Budget 2023-2024
Annual fee	\$ 25.00	\$ 50.00
# members	66	59
	Total	Total

Granite Hills Estates Home Ownership Association Inc.

INCOME			
Annual Fees			
Annual Fees (Prior Years)			
Annual Fees current	1,650.00		2,950.00
Total Annual Fees	\$ 1,650.00	\$	2,950.00
Total Income	\$ 1,650.00	\$	2,950.00
GROSS PROFIT	\$ 1,650.00	\$	2,950.00
 EXPENSES			
Dues and Subscriptions			
MACO	138.00		138.00
Website hosting	305.00		305.00
Quickbooks	500.00		500.00
Insurance	546.00		546.00
Office expenses	-		
Stationery and printing	-		
Postage	150.00		150.00
Toner	150.00		150.00
Paper/Envelopes	10.00		10.00
Supplies	-		
Digital recorder	-		0.00
Taxes and Licenses	-		
Annual Return	40.00		40.00
Annual Family Event	600.00		600.00
Total Expenses	\$ 2,439.00	\$	2,439.00
PROFIT	-\$ 789.00	\$	511.00
 Assets			
Current Assets			
Cash and Cash Equivalent			
Sunova chequing	15,608.68		16,908.68
sub-totals			
Bench replacement fund	418.95		418.95
Table replacement fund	415.14		415.14
Bocce Fund	6,000.00		6,000.00
Beach Fund	5,915.88		5,915.88
Not allocated	2,858.71		4,158.71
Undeposited Funds	-		-
Total Cash and Cash Equivalent	\$ 15,608.68	\$	16,908.68
Total Current Assets	\$ 15,608.68	\$	16,908.68
Non-current Assets			
Property, plant and equipment			
Other fixed assets			
Concrete Bench Asset	2,094.82		2,094.82

Granite Hills Estates Home Ownership Association Inc.

Concrete Bench depreciation	-	418.95	-	418.95
Concrete Table asset		2,075.81		2,075.81
Concrete Table depreciation	-	415.14	-	415.14
Total Other fixed assets		3,336.54		3,336.54
Total Non-current Assets		3,336.54		3,336.54
Total Assets	\$	18,945.22	\$	20,245.22

The board requests a show of voting ballots in favour of maintaining the membership at \$50 per lot.

Count 10

The board requests a show of voting ballots in favour of reducing the membership to \$25 per lot.

Count 2

Membership fees will be recommended to be \$50.00

Motion to accept financial report and budget 2024

Moved By: Jarret (560), Seconded by: Abe (760)

Vote: In Favour: ALL Opposed: none Abstaining: none

3. Annual report of the Directors

a. President's Report – as above in 1.5

b. Vice-President's Report – none.

James and Rita were very instrumental in doing the petition for PR 433

c. Amenities Update –

- Maintenance issues regarding the concrete table. Owl added to the table to discourage birds.

- Bocce Court: still want to do this. Requires approval from Hydro.

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 2023-2024 to be set at \$50.00 per lot.

Moved By: Jarrett (560), Seconded by: Mary Anne (780)

Vote: In Favour: ALL Opposed: none Abstaining: none

c. Appointment of an Auditor;

The board of directors recommends that no auditor be appointed;
Moved By: Debbie (103), Seconded by: Donna (200)

Vote: In Favour: ALL Opposed: none Abstaining: 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.

Moved By: Rita (135), Seconded by: Donna (200)

Vote: In Favour: ALL Opposed: none Abstaining: 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.

Moved By: Ray (080), Seconded by: Donna (200)

Vote: In Favour: ALL Opposed: none Abstaining: none

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

a. The Developer Commitments:

i. Boat Launch and docking;

Twelve additional slips were added to the marina for a total of 54. The board has requested from the developer to consider adding aerators to the marina to reduce algae and weed growth.

ii. Potable Water Service;

There is a boil water advisory in place. We continue to look at different ways we can eliminate the water boil advisory. Request that developer report on what the progress to drinking water standards.

iii. Beach/Swimming Area:.

The association is still looking for a place where people can enter the water safely to go for a swim and relax by the shoreline. We still want to work with the developer to find a spot for that.

b. Member Privileges;

Privileges are:

- voting
- priority access to boat slips

c. Member non-compliance issues and steps to be taken in relation thereto;
We have 6 fabric covered structures in place.
One owner applied for a conditional use permit from the RM. The association does not recognize that permit, the owner is still considered not compliant with the association's bylaws. Every lot owner has a covenant regarding this.

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 7 years. Special Resolution vote required –
Vote: In Favour: ALL Opposed: none Abstaining: none

- James McCutcheon Vice-President and Director, Current, accepts to remain.
James has been on the board for 5 years. Special Resolution vote required –
Vote: In Favour: ALL Opposed: none Abstaining: none

- Leanna Senez, Treasurer and Director, Current, accepts to remain.
Leanna has been on the board for 8 years. Special Resolution vote required –
Vote: In Favour: ALL Opposed: none Abstaining: none

- Rita Lofto Secretary and Director, Current, accepts to remain
Vote: In Favour: ALL Opposed: none Abstaining: none

- Ray Senez, Past President and Director – Current, accepts to remain.
Ray has been on the board for 8 years. Special Resolution vote required –
Vote: In Favour: ALL Opposed: none Abstaining: none

- Debbie Clement Director, Current, accepts to remain

Vote: In Favour: ALL Opposed: none Abstaining: 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 : none
- b. Developer representative
 - 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. ...
- 3. ...
- 4. ...
- 5. ...

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.

---- end of changes ----

Motion to accept presented priority rules for boat slip assignment.

Moved By: Rita (136), Seconded by: Mary Anne (780)

Vote: In Favour: ALL Opposed: none Abstaining: none

- b. Golf and Meal event – Debbie

Sunday Sept 10th 10:00 am –

9 holes (cart & tax included) for \$42.00

Encourage families to come out. Fun games. Not based on skill.

- c. Annual family event – Ray
11:00 am – 3:00 pm
Burgers/hot dogs/soft drinks and games
Alcohol free event
Decision to add the fun event after the golf event on September 10th.
Event would be paid by the GHHOA – members in good standing and families would not have to pay.
Next year event to be held on Saturday July 13th 2024

- d. Other
Golf Leagues at Granite Hills Golf Club
<https://www.granitehills.ca/>

Men's Night

9 Holes

Mondays starting May 15th 5:00pm

Contact Scott Keller to join scott.g.keller@gmail.com

A fun and inviting evening of golf and friendship with small competitive component!

Ladies League

18 Holes

Wednesday Mornings 8:30am with lunch to follow

Open League

All are welcome!

9 Holes

Thursdays starting May 25th at 5:00pm

Contact Patty Kavanagh to join Ladies league or Open league
patty.kavanagh@me.com

9 Hole League Fee: \$ 30.00

18 Hole League Fee: \$ 45.00

(cart & taxes included)

- e. Next AGM : Sunday July 7th, 2024.

Motion to adjourn meeting by Donna (200)

Seconded by: Rita (135)

Meeting adjourned at 12:19 pm

5. Decisions

- Minutes from prior AGM meeting July 10, 2022 approved with amendment on page 16 regarding date.
- Budget approved.
- 2024 GHHOA membership fee approved at \$50 per lot, payment due by March 1 2024.
- Liability insurance for directors approved.
- No auditor required- approved.
- Marina slip priority assignment rules – approved.
- Directors/Officers as of July 9, 2023 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
- Golf Event to be held on September 10th 2023 starting at 10:00 am
- Annual Family event to be held on September 10th 2023 from 12:30 pm – 4:30 pm
- Annual Family event for 2024 to be held on July 13th 2024 from 11:00 am – 3:00 pm

6. Issues, Action Items

Action	Assigned to	Due Date
Golf event 2023		Sep 10 th 2023
Family event 2023		Sep 10 th 2023
Annual family event 2024		July 13 th 2024

7. Next Meeting

Date:	July 7th, 2024	Time:	Registration 9:30 am Meeting 10:00 am	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				