

# Granite Hills Estates Home Ownership Association Inc.

## MEETING MINUTES

<b>Meeting Purpose:</b>	Annual General Meeting, Granite Hills Estates Home Ownership Association Inc.		
<b>Date of Meeting:</b>	July 07, 2024	<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. Director / Officer Attendance at Meeting

Name	Role	Attended	Approval of Minutes	Date
			Approved	Mmm dd yyyy
Murray Sneesby	President, Director	YES	Approval by email	Jul 20 2024
James McCutchon	Vice-President, Director	YES		
Ray Senez	Past President, Director	YES	Approval by email	Jul 18 2024
Rita Lofto	Secretary, Director	YES	Approval by email	Jul 18 2024
Leanna Senez	Treasurer, Director	YES		Jul 18 2024
Debbie Clement	Director	YES	Approval by email	Jul 29 2024
Bob Chernichan	Developer Representative	YES	Approval by email	Jan 13 2025
<b>DEVELOPER ATTENDANCE</b>				
Gilles Gauthier	Developer, President	YES		
Rolande Chernichan	Developer, Secretary	YES		

### 2. Voting Members in Attendance at Meeting

Name	Roll #	Civic Address	Name	Roll #	Civic Address
Clement, Shayne	103	██████████	Nation, Trevor	125	██████████
Anjos, Karla	610	██████████	Meilleur, Ron	710	██████████
Anjos, Tony	620	██████████	Pistun, Brenda	950	██████████
Beer, Gary	135	██████████	Petrie, Greg	740	██████████
DeRocco, Stelio	121	██████████	Senez, Leanna	090	██████████

# Granite Hills Estates Home Ownership Association Inc.

Hall, Fred	470	██████████	Senez, Ray	070	██████████
Cadorath, Gary	114	██████████	Senez, Ray	080	██████████
Karlowky, Robin	510	██████████	Sneesby, Murray	137	██████████
Lofto, Rita	135	██████████	Szor, Maryanne-proxy	143	██████████
McCuthcon, James	138	██████████	Wiebe, Donna	200	██████████
McGill, Mike-proxy	630	██████████			

## 3. Minutes

Count of voting members present at 10:35 am was 19. Quorum is 15.  
 Count later revised to 21 (proxies included).

Call to order AGM at 10:35 am with quorum.

### 1. Approval of minutes of the preceding July 09, 2023 AGM Membership Meeting

Moved By: James(138), Seconded by: Rita (136)  
 Vote: In Favour: ALL    Opposed: none    Abstaining: none

### 2. Financial report, and Budget 2025

a. Financial report – presented by Leanna  
 Granite Hills Estates Home Ownership Association Inc.  
 Profit and Loss  
 July 16, 2023 - June 30, 2024

	TOTAL
<b>INCOME</b>	
Annual Fees	
Annual Fees 2018	50.00
Annual Fees 2021	50.00
Annual Fees 2022	150.00
Annual Fees 2023	200.00
Annual Fees 2024	2,800.00
<b>Total Annual Fees</b>	<b>3,250.00</b>
Sales 0.00	
Unapplied Cash Payment Income	0.00
<b>Total Income</b>	<b>\$3,250.00</b>
<b>GROSS PROFIT</b>	<b>\$3,250.00</b>
<b>EXPENSES</b>	
Dues and Subscriptions	
MACO	38.00
Quickbooks	498.75

# Granite Hills Estates Home Ownership Association Inc.

Website	334.49
<b>Total Dues and Subscriptions</b>	<b>971.24</b>
Insurance - Liability	540.00
Stationery and printing	367.08
Taxes and Licenses	40.00
Uncategorized Expense	80.00
<b>Total Expenses</b>	<b>\$1,998.32</b>
<b>OTHER EXPENSES</b>	
Depreciation expense	278.03
Miscellaneous	76.79
Family Day Event	405.92
<b>Total Miscellaneous</b>	<b>482.71</b>
<b>Total Other Expenses</b>	<b>\$760.74</b>
<b>PROFIT</b>	<b>\$490.94</b>

Granite Hills Estates Home Ownership Association Inc.  
Balance Sheet  
As of June 30, 2024

	TOTAL
<b>Assets</b>	
<b>Current Assets</b>	
Cash and Cash Equivalent	
Sunova chequing	17,766.65
Undeposited Funds	0.00
<b>Total Cash and Cash Equivalent</b>	<b>\$17,766.65</b>
<b>Total Current Assets</b>	<b>\$17,766.65</b>
<b>Non-current Assets</b>	
Property, plant and equipment	
Other fixed assets	
Bench asset	
Bench Depreciation	-418.95
Original cost	2,094.84
<b>Total Bench asset</b>	<b>1,675.89</b>
Table asset	
Original cost	2,075.79
Table depreciation	-415.14
<b>Total Table asset</b>	<b>1,660.65</b>
<b>Total Other fixed assets</b>	<b>3,336.54</b>
<b>Total Property, plant and equipment</b>	<b>\$3,336.54</b>
<b>Total Non Current Assets</b>	<b>\$3,336.54</b>
<b>Total Assets</b>	<b>\$21,103.19</b>
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
Opening Balance Equity	210.00
Retained Earnings	20,402.25
Profit for the year	490.94
<b>Total Equity</b>	<b>21,103.19</b>
<b>Total Liabilities and Equity</b>	<b>\$21,103.19</b>

## b. Budget 2025 – Leanna

Granite Hills Estates Home Ownership Association Inc.

**Budget 2024-2025**

Annual fee	\$	50.00
# members		56
		<b>Total</b>

# Granite Hills Estates Home Ownership Association Inc.

---

## INCOME

### Annual Fees

#### Annual Fees (Prior Years)

Annual Fees current 2,800.00

**Total Annual Fees** **\$ 2,800.00**

**Total Income** **\$ 2,800.00**

**GROSS PROFIT** **\$ 2,800.00**

## EXPENSES

### Dues and Subscriptions

**MACO** 138.00

Website hosting 347.87

Quickbooks 518.70

**Insurance** 560.00

**Office expenses** -

**Stationery and printing** -

Postage 130.00

Toner -

Paper/Envelopes 20.00

**Supplies** -

Taxes and Licenses -

Annual Return 40.00

Annual Family Event 480.00

AGM expenses 80.00

Depreciation table/bench 278.03

**Total Expenses** **\$ 2,592.60**

**PROFIT** **\$ 207.40**

## Assets

### Current Assets

#### Cash and Cash Equivalent

Sunova chequing 18,252.08

#### sub-totals

Bench replacement fund 558.60

Table replacement fund 553.52

Bocce Fund 6,000.00

Beach Fund 5,915.88

Not allocated 5,224.08

Undeposited Funds -

**Total Cash and Cash Equivalent** **\$ 18,252.08**

**Total Current Assets** **\$ 18,252.08**

#### Non-current Assets

# Granite Hills Estates Home Ownership Association Inc.

---

Property, plant and equipment

**Other fixed assets**

Concrete Bench Asset		2,094.84
Concrete Bench depreciation	-	558.60
Concrete Table asset		2,075.79
Concrete Table depreciation	-	553.52

**Total Other fixed assets** 3,058.51

**Total Non-current Assets** 3,058.51

**Total Assets** \$ 21,310.59

Motion to accept financial report and budget 2025

Moved By: Karla (610), Seconded by: Brenda (950)

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

### 3. Annual report of the Directors

- a. President's Report – read by Murray Sneesby, President  
Granite Hills Estates Home Owners Association

President's Report  
July 7, 2024

Dear Fellow Home Owners

Welcome to new home/cottage owners. New cottages continue to be built and existing cottages transferring ownership. Community activities started last year with good attendance.

To help answer common questions that are sent via email, a FAQ page ([https://granitehillshomeowners.com/?page\\_id=528](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 is a valuable asset for the community and used extensively.

#### #3 Beach/Water Access

Water access remains a goal for the community. The board will continue to work with the developer on options for better water access for swimming.

#### #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

The board has submitted a request to the RM to create the ability to have bylaws in place by development. This would be similar to what other municipalities have structured to allow for different bylaws by area, like building restrictions and setbacks. This request has been made to address the confusion around enforcement of fabric covered structures.

# Granite Hills Estates Home Ownership Association Inc.

---

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

The change in provincial government has raised concerns on whether or not the paving of #433 will continue as planned. The province has confirmed that the project will proceed with a start date in the winter of 2025 and completion in 2026.

## #7 Community Event

2023 saw the inaugural community BBQ event with success. An event for 2024 is being planned as well as a golf event.

Additional information shared:

Board has submitted a request for

-smaller buildings – request to RM included size requirements to be enforced

--- end of report

### b. Vice-President's Report – Rita spoke about PR433

- Rita collected over 800 signatures for a petition to the province regarding the project
- Rita has had discussions with the RM Reeve and others regarding the project
- RM is responsible for the road past Osprey where PR433 ends. Perhaps paving it would be a local improvement project with a levy to taxpayers.

### c. Amenities Update –

- Maintenance issues regarding the concrete table. Owl added last year to the table to discourage birds. Bench will require refinishing soon. Volunteers are appreciated.
- Bocce Court: Approval received from MB Hydro. Court would be near the breakwater. Developer expects lease rate from MB Hydro to increase because of the bocce court and insurance cost may increase. Cost of up to \$300 annually may be charged to GHHOA. Fee would be waived this year. Developer has given crushed granite towards the court. Construction to start soon. Bocce court will be installed and maintained by GHHOA.

Motion to approve up to \$300 annually for fees charged by developer for the bocce court.

Moved By: Rita (136), Seconded by: Murray (137)

Vote: In Favour: 19    Opposed: 2    Abstaining: none

## 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 2024-2025 to be set at **\$50.00** per lot.

Moved By: James (138), Seconded by: Ray (070)

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: Rita (136), 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 **\$560.00.**

Moved By: James (138), Seconded by: Ray (070)

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.

- **To be deleted**

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

a. The Developer Commitments:

i. Boat Launch and docking;

Marina gate was vandalized. Motor and motherboard ruined. New system is to be installed in the next 2-3 weeks. Cost \$12,000 to fix.

ii. Potable Water Service;

No change. There is a boil water advisory in place.

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. We have a FAQ on our website regarding the fabric covered structures. We have informed the RM that we would like have a separate set of by-laws so that the caveats can be enforced.

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.)

President:

- Murray Sneesby, President, Current, declines to continue as President.  
Nomination of Ray Senez, accepts.  
Nomination of Doug Pistun, accepts.  
Written ballot.  
**Ray Senez** elected as President and Director.  
12 votes for Ray Senez, 9 votes for Doug Pistun.

Vice-President:

- James McCutcheon Vice-President, Current, accepts to remain.  
Nomination of Trevor Nation for Vice-President.  
James McCutcheon declines to continue as Vice-President.  
**Trevor Nation** elected as Vice-President and Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none

Treasurer:

- Leanna Senez, Treasurer, Current, accepts to remain.  
Nomination of Debbie Clement as Treasurer.  
Leanna Senez declines to continue as Treasurer.  
**Debbie Clement** elected as Treasurer.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none

Secretary:

- Rita Lofto Secretary, Current, declines to continue as Secretary.  
Nomination of Leanna Senez as Secretary, accepts.  
**Leanna Senez** elected as Secretary.  
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 :

- Nomination of **Murray Sneesby** as Past President and Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none



- Nomination of **James McCutchon** as Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none
- Nomination of **Doug Pistun** as Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none
- Nomination of **Stelio DeRocco** as Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none
- Nomination of **Rita Lofto** as Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none
- Nomination of **Karla Anjos** as Director.  
Vote: In Favour: ALL    Opposed: none    Abstaining: none

b. Developer representative

- Bob Chernichan, Developer Representative

**10. Other new business**

a. The Developer Secretary spoke on behalf of the Developer Representative regarding “fabric covered structures” and the caveat attached to each property. Main points being:

-The caveat is a legally binding document attached to the title of each property. Article 11 of the caveat states

*“that portable or instant type sprung structures (vinyl, plastic, cloth material stretched over ridged metal pipe or wood) are not allowed on the building Lot. (These types of structures are often referred to as instant garages, or instant storage units);”*

-The developer has an avenue regarding any non-compliance as stated in Article 38

*“should the grantee break any of the covenants contained herein, the Grantor may serve written notice to the Grantee requiring compliance within fourteen (14) days. After service of such notice, the Grantor may enter the lands and perform the covenants and may recover the cost of such performance from the Grantee.”*

The developer wants to resolve this issue in a respectful manner and not get into a legal matter.

- The association was formed in accordance with the development agreement, and they have correctly stated one vote per lot owner.

- The association has embraced the protective covenants in the development agreement in their association by-laws.

- The association has attempted to enforce the “fabric covered structures” by notifying the RM. The RM by-laws are not the same as the association by-laws or the caveat on the properties. The RM requires a permit for the structures.

Ray added that if the association was to amend the bylaws to remove the restriction on “fabric covered structures”, the developer has veto rights to any changes.

- b. Form a committee to organize a family fun event and/or golf.
- c. Next AGM : Sunday July 13th, 2025.
- d. From the developer:
  - Fees for the marina may increase next year due to the cost of replacement of the gate.
  - Water invoices sent are for water distribution for **2023**. Retroactive billing is required by the Public Utilities Board. The rate for new lot owners is prorated based on when they have hooked up. The water distribution has been operating in a deficit recently. Application is to be made to the PUB to increase the yearly rates to the lot owners drawing water. The water distribution is not a co-op. The Developer can only charge based on operating cost. There is no charge for actual consumption.
  - A buffer of trees at the golf course property line is required.
  - The developer has a policy that private cart paths accessing the fairway from personal property are not allowed.
  - Anyone who has purchased a golf cart from the course, please contact the golf course to remove the decals on the golf carts.

Motion to adjourn meeting by James (138)

Seconded by: Rita (136)

Meeting adjourned at 12:17 pm

## 5. Decisions

- Minutes from prior AGM meeting July 09, 2023 approved.
- Budget approved.
- 2025 GHHOA membership fee approved at \$50 per lot, payment due by March 1 2025.
- Liability insurance for directors approved.
- No auditor required- approved.
- Officers/Directors as of July 7, 2024 approved.
  - President and Director: Ray Senez
  - Vice-President and Director: Trevor Nation
  - Treasurer and Director: Debbie Clement
  - Secretary and Director: Leanna Senez
  - Past President and Director: Murray Sneesby
  - Director: James McCutchon
  - Director: Rita Lofto
  - Director: Stelio DeRocco
  - Director: Doug Pistun
  - Director: Karla Anjos

# Granite Hills Estates Home Ownership Association Inc.

- Developer Representative: Bob Chernichan
- Committee to form regarding organizing Family Fun Event / Golf

6. Issues, Action Items		
Action	Assigned to	Due Date
Annual family event and/or golf event 2024		TBD
Bocce court to be built		TBD

7. Next Meeting					
<b>Date:</b>	July 13th, 2025	<b>Time:</b>	Registration 9:30 am Meeting 10:00 am	<b>Location:</b>	Tournament Room – Granite Hills Golf Course
<b>Agenda:</b>	TBD				