

Granite Hills Estates Home Ownership Association Inc.

MEETING MINUTES

Meeting Purpose:	Annual General Meeting, Granite Hills Estates Home Ownership Association Inc.		
Date of Meeting:	July 13, 2025	Location:	Tournament Room- Granite Hills Golf Course
Minutes Prepared By:	Leanna Senez	time:	Registration: prior to meeting Meeting : 10:30 am

1. Director / Officer Attendance at Meeting				
Name	Role	Attended	Approval of Minutes	Date
			Approved	Mmm dd yyyy
Ray Senez	President, Director	YES	Approved by email	Jul 22 2025
Trevor Nation	Vice-President, Director	NO	n/a	
Leanna Senez	Secretary, Director	YES	<i>L. M. Senez</i>	Jul 22 2025
Debbie Clement	Treasurer, Director	YES	Approved by email	Jul 25 2025
Murray Sneesby	Past President, Director	NO	n/a	
James McCutcheon	Director	YES	Approved by email	Aug 10 2025
Rita Lofto	Director	YES	Approved by email	Aug 06 2025
Stelio DeRocco	Director	YES	Approved by email	Aug 06 2025
Karla Anjos	Director	YES	Approved by email	Jul 25 2025
Doug Pistun	Director	NO	n/a	
Bob Chernichan	Developer Representative	YES		
DEVELOPER ATTENDANCE				
Lloyd Dreger	Developer, Director	YES		
Rolande Chernichan	Developer, Secretary	YES		

Granite Hills Estates Home Ownership Association Inc.

2. Voting Members in Attendance at Meeting					
Name	Roll #	Civic Address	Name	Roll #	Civic Address
Anjos, Bev	620	██████████	McCuthcon, James	138	██████████
Anjos, Karla	610	██████████	Nation, Trevor-proxy is Stelio	125	██████████
Beer, Gary	135	██████████	Senez, Leanna	090	██████████
Brown, John	790	██████████	Senez, Ray	070	██████████
Clement, Shayne	103	██████████	Senez, Ray	080	██████████
DeRocco, Valerie	121	██████████	Sneesby, Murray	137	██████████
Friesen, Marlene	760	██████████	Slota, Randy	800	██████████
Laidlaw, Marjorie	114	██████████	Stewart, James-proxy is Marj	113	██████████
Lofto, Rita	136	██████████	Wiebe, Donna	200	██████████

3. Minutes

Count of voting members present at 11:45 am was 17.

Call to order AGM at 11:46 am with quorum.

1. Approval of the minutes of the preceding July 07, 2024 AGM Membership Meeting

Moved By: Rita (136), Seconded by: Karla (610)

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

Granite Hills Estates Home Ownership Association Inc.

2. Financial report, and Budget 2026

a. Financial report – presented by Debbie

Statement of Financial Position Granite Hills Estates Home Ownership Association Inc.

As of June 30, 2025

Distribution account	Total
Assets	
Current Assets	
Cash and Cash Equivalent	
Access CU (former Sunova) chequing	20,342.48
Undeposited Funds	
Total for Cash and Cash Equivalent	\$20,342.48
Accounts Receivable (A/R)	
Total for Current Assets	\$20,342.48
Non-current Assets	
Property, plant and equipment	
Other fixed assets	0.00
Bench asset	0.00
Bench Depreciation	-558.60
Original cost	2,094.84
Total for Bench asset	\$1,536.24
Table asset	0.00
Original cost	2,075.79
Table depreciation	-553.52
Total for Table asset	\$1,522.27
Total for Other fixed assets	\$3,058.51
Total for Property, plant and equipment	\$3,058.51
Total for Non-current Assets	\$3,058.51
Total for Assets	\$23,400.99
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Credit Card	
Total for Current Liabilities	0.00
Non-current Liabilities	
Total for Liabilities	0.00
Equity	
Retained Earnings	20,973.19

Granite Hills Estates Home Ownership Association Inc.

Profit for the year	2,217.80
Opening Balance Equity	210.00
Total for Equity	\$23,400.99
Total for Liabilities and Equity	\$23,400.99

Cash Basis Tuesday, July 08, 2025 13:58

Statement of Activity - copy

Granite Hills Estates Home Ownership Association Inc.

July 1, 2024-June 30, 2025

Cash Basis Wednesday, July 09, 2025

DISTRIBUTION ACCOUNT 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	200.00
Annual Fees 2022	350.00
Annual Fees 2023	450.00
Annual Fees 2024	550.00
Annual Fees 2025	2,750.00

Total for Annual Fees \$5,100.00

Total for Income \$5,100.00

Cost of Goods Sold

Gross Profit \$5,100.00

Expenses

Bank charges	3.00
Dues and Subscriptions	
MACO	138.00
Quickbooks	609.00
Website	354.89

Total for Dues and Subscriptions \$1,101.89

Insurance - Liability 560.00

Office expenses 225.79

Promotional 50.00

Stationery and printing 55.99

Taxes and Licenses 40.00

Total for Expenses \$2,036.67

Other Income

Other Ordinary Income

Social Committee Income 1,117.91

Total for Other Ordinary Income \$1,117.91

Total for Other Income \$1,117.91

Other Expenses

Depreciation expense 278.03

Miscellaneous \$79.40

Family Day Event 259.33

Total for Miscellaneous \$338.73

Social Committee Expense 1,346.68

Total for Other Expenses \$1,963.44

Profit \$2,217.80

Granite Hills Estates Home Ownership Association Inc.

b. Budget 2026 – Debbie

GRANITE HILLS HOME OWNERSHIP ASSOCIATION INC.
Budget 2025 - 2026

INCOME:

Annual Fees		
Prior Years	\$0.00	
Current Year	<u>\$2,750.00</u>	
	\$2,750.00	
Refund of 2024/2025 MACO fees	\$82.00	
Social Committee Income	\$450.00	
TOTAL INCOME:	\$3,282.00	\$3,282.00

EXPENSES:

Dues and Subscriptions		
MACO	\$55.00	
Website Hosting	\$380.00	
Quickbooks	0.00	
Directors Liability Insurance	\$580.00	
Office Expenses		
Stationery & Printing	\$15.00	
Postage	0	
Toner/Ink	\$60.00	
Trailer for Fire Suppression Equipment	\$1,500.00	
Taxes & Licenses		
Annual Return	\$40.00	
Social Committee		
GOLF event	\$750.00	
Family Fun Day	\$750.00	
Annual General Meeting		
GHGC Gift Card	\$50.00	
muffins/coffee	\$30.00	
Depreciation Expense		
Bench/table	<u>\$278.03</u>	
TOTAL EXPENSES:	\$4,488.03	<u>\$4,488.03</u>
PROFIT/LOSS		<u>- \$1,206.03</u>

ASSUMPTIONS: Memberships fees based on 55 memberships @ \$50

Social Committee Expenses are based on 2 events per year and assumes 40 members in good standing (maximum 2 persons per lot/cottage) will attend at a subsidized cost of \$15 per event

Motion to stop mailing to GHHOA members and use emails instead.

Moved By: Donna (200), Seconded by: Bev (620)

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

Motion to stop using Quickbooks for accounting and membership information.

Moved By: Rita (136), Seconded by: Marj (114)

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

Motion for GHHOA to stop collecting past due fees.

Moved By: Marj (114), Seconded by: Valerie (121)

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

Motion to provide the Social Committee a budget of \$1,500.00.

Moved By: Rita (136), Seconded by: Bev (620)

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

Motion to accept financial report and budget 2026

Moved By: Rita (136), Seconded by: Stelio proxy for Trevor (125)

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

3. Annual report of the Directors

- a. President's Report – copies handed out to members

GHHOA PRESIDENT's REPORT July 13th, 2025

To all members of our community, this has been difficult spring for all of us. We are so fortunate to be here escaping the tragedy on our doorstep.

We have much to be thankful for. I'm particularly great full for the leadership and dedication of John Flemming and his team. Without his hard work and years of planning, things could easily have been much worse.

I thank you John both personally and on behalf of our community.

One of the best ways that we can show our appreciation and gratitude to John and his team is to take his advice and do the things to prepare and protect our community.

The RM has generously provided resources to help protect our community. We need to do our part to support the endeavor to the best of our abilities. It can all seem overwhelming, my suggestion is to start by making a plan and take it step by step. How do you eat an elephant? One bite at a time. If you want to talk to me about what we are doing around our place, I'm happy to share.

Now for some of the outstanding items since our last meeting.

PR433

PR 433 paving is still in the planning and land acquisition phase of the project. The province still lists this project as starting in the Winter of 2026.

Our Bocce Court development

Although approved at the last AGM, the board decided to suspend the bocce court project since it seems unnecessary when the Granite Rec Park has added two bocce courts.

Water access for swimming aka a beach.

Unfortunately, the developer does not support our desire to grant us access to the shore for swimming. This is even though shoreline access was part of the original development plan.

Fabric covered structures.

Many of the fabric covered structures have been removed. We thank the lot owners for addressing this. We still have a few structures in use, so there is still some follow-up work to be done.

Community involvement.

One of the goals of the board has been to increase the participation of our members. Thank you to the social committee for organizing the golf event as well as the garage sale event. They have set a date for a family fun day on August 9th. Please come out and make this another successful event.

In addition:

Strongly encourage everyone to listen to John Flemming's words. Take action, make a plan. Clean up yards. Put up sprinklers.

RM has generously donated skids for firefighting.

b. Vice-President's Report - none

c. Amenities Update –

Last year we approved building a Bocce court, but Gilles built 2 Bocce courts at Granite Rec Park. We decided not to build a bocce court, but re-allocate those funds to other future projects.

4. Directors recommendations/actions regarding:

a. By-Laws;

Amend fiscal dates from 'July 19 – Aug 18' to 'July 1 – June 30'

Motion to amend bylaw 10.1 to
10.1 Fiscal Year End

The fiscal year shall begin on July 1 and end on June 30.

Moved by: Ray (080), Seconded by Karla (610)

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

b. Membership Dues;

The board of directors recommends the annual membership fee for the fiscal year 2025-2026 to be set at **\$50.00** per lot.

Moved By: Rita (136), Seconded by: Stelio proxy for Trevor (125)

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: Ray (080), Seconded by: Valerie (121)

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

d. Director Liability insurance;

The board recommends maintaining Officer and Directors Liability insurance and Liability and Loss insurance related to GHHOA owned property. The cost of insurance is **\$580.00**.

Moved By: Karla (610), Seconded by: Ray (080)

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: Rita (136)

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:

Weed rake – Rita

We should be working with the developer regarding the issues in the marina. We could help with removing the weeds. Association would purchase the rake.

Aeration – Ray

GHHOA supports the idea of aeration system and would be willing to contribute to a system. More research is needed.

Rita will confirm with RM regarding Pinawa beach and marina.

Developer indicated that decals for boat launch only users weren't printed this year.

Some boat launch FOB owners have not sent payment for fobs. They were given notices. They have been notified that the fobs will be disabled and that there will be a cost to enable them.

- ii. Beach/Swimming Area:
Ray showed the proposed area for access to swimming. This was proposed to the developer several years ago and we were told after the marina is going. We inquired this year and were told that the developer is not in favour of doing that. No cost to the developer, we were willing to take it on.

b. Member Privileges;

Privileges are:

- voting
- priority access to boat slips

c. Member non-compliance issues and steps to be taken in relation thereto;
Two lot owners have removed fabric covered structures since the last AGM.

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

As per bylaw 7.3 Officers a.) The Officers of the Corporation shall be comprised of no less than a President, Secretary, Treasurer, and Developer Representative;
(note: as set out in this Bylaw no less than three (3) and not more than ten (10) Directors are permitted)

(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.)

Upon the winding up or dissolution of the Corporation, all remaining assets of the Corporation shall be distributed to one or more registered charitable organizations in Canada, to be chosen by the Membership at the last Annual Membership Meeting, or by the President if no such last Annual Membership Meeting occurs.

- **Ray Senez, President and Director**, Current, declines to remain as President and Director.

Nomination of **Rita Lofto** as **President and Director**.

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

Rita has been on the board more than 5 years, special resolution vote is required.

Special resolution vote:

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

- **Trevor Nation, Vice-President and Director**, Current, accepts to remain. Trevor is absent today but is in good standing.

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

- **Leanna Senez, Secretary and Director**, declines to remain as Secretary and Director.

Nomination of **Valerie DeRocco** for **Secretary**.

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

- **Debbie Clement, Treasurer and Director**, Current, accepts to remain as Treasurer and Director. Debbie has been a member of the board for 3 years.

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

- Nomination of **Murray Sneesby** as Past President and Director.

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

Murray has been on the board more than 5 years, special resolution vote is required.

Special resolution vote:

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 :

- **Stelio DeRocco , Director**, accepts to remain.

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

- **Karla Anjos, Director**, current, accepts to remain.
Vote: In Favour: ALL Opposed: none Abstaining: none
- Nomination of **Marjorie Laidlaw** as **Director**. Accepts.
Vote: In Favour: ALL Opposed: none Abstaining: none
- **Doug Pistun** declines to remain as Director.
- **James McCutcheon** declines to remain as Director.

- b. Developer representative
 - Bob Chernichan, Developer Representative

10. Other new business

a. Ray is the appointed representative for our community for the Fire Committee. Fire Trailer Contribution - Trailer for fire suppression skid unit – suggested \$5,000 for trailer, 519 properties in the area, approx. \$9.63 per property. Granite Hills Estates portion for 138 properties is approx. \$1,329. We will be asking for volunteers for part of the response team.

Motion to approve up to \$1,500 towards the Fire Committee for a fire trailer.

Moved By : Ray (080), Seconded by: Leanna (090)

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

b. Upcoming events – Debbie / Karla / Social committee
Family Fun with Granite Recreational Park on Aug. 9, games for kids, corn hole, bocce ball, pickle ball, subsidize food ticket for members in good standing.

c. Neighborhood Watch – Stelio will lead

d. Other new business
- Association to form a sub-committee regarding a fire plan to develop a plan for our development.
-Brief discussion about water sprinklers on roofs, what happens when the power goes out, and where would the water come from. More discussion required.

e. Next AGM : TBD

Motion to adjourn meeting by Leanna (090)

Seconded by: Valerie (121)

Meeting adjourned at 12:47 pm

5. Decisions

- Minutes from the prior AGM meeting July 07, 2024 approved.
- 2025 - 2026 Budget approved.
- 2026 GHHOA membership fee approved at \$50 per lot, payment due by March 1, 2026.
- Budget of \$1,500 for Social Committee approved.
- Budget of \$1,500 for fire trailer approved.
- Liability insurance for directors approved.
- No auditor required- approved.
- Fiscal year to be changed to July 1 to June 30
- Family Fun event on Aug. 9 2025
- Sub-committee regarding a fire plan to be formed
- Officers/Directors as of July 13, 2025 approved.
 - President and Director: Rita Lofto
 - Vice-President and Director: Trevor Nation
 - Treasurer and Director: Debbie Clement
 - Secretary and Director: Valerie DeRocco
 - Past President and Director: Murray Sneesby
 - Director: Stelio DeRocco
 - Director: Karla Anjos
 - Director: Marjorie Laidlaw
 - Developer Representative: Bob Chernichan

6. Issues, Action Items

Action	Assigned to	Due Date
Form a fire sub-committee	Ray	
Neighbourhood Watch	Stelio	
Family Fun	Social Committee	Aug 9 2025

7. Next Meeting

Date:	TBD	Time:	TBD	Location:	Tournament Room – Granite Hills Golf Course
Agenda:	TBD				