

**PINE MEADOWS HOMEOWNERS' ASSOCIATION**

**MINUTES OF ANNUAL GENERAL MEETING**

**WEDNESDAY, SEPTEMBER 20, 2017**

**1. Call to order:** President: John McKenna called meeting to order 10:07AM

**2. Present:** Kathy Munro, John McKenna, Barry Wyant, Shon Sorensen, Ken Busch, John Campbell, Sue Anderson, Perry Adams.

**Regrets:** Rick Rock, John Hurst

**Guests:** Don Vallery

**3. Opening Remarks:** John McKenna welcomed everyone to the meeting.

- John McKenna reminded everyone if in the event of a vote the voting regulations - 2 votes per household (even if a single person in a household).

- introduced the 2017 Board Members present.(see above list)

- noted that Rick Rock and John Hurst unable to attend for medical appointments. John McKenna expressed prayers and thoughts go out to Rick Rock and John Hurst.

**3. Verification of Quorum:** Secretary: Kathy Munro, advised the President that 77 Association members (households) were in Attendance, which is 50 % . Therefore, in accordance with Clause 4.2 of the Bylaws of the Pine Meadows Homeowners' Association, a quorum exists (=or>25%) and the business of the meeting could proceed.

Note: 77 paid households of 154 paid households attended. (50%). The total # residents attended 114.

**4. Additions/changes to Agenda**

- Don Vallery spoke about the increase in 2018 maintenance costs in Pine Meadows due to the minimum wage increasing, Bill #148. He is required to give us 90 days notice of this increase, even though the bill is NOT yet passed. He is estimating the increase to be approximately \$25 per household.

**5. Approval of Agenda:** the agenda was approved.

Motion to approve by: Lee Thorne #44, seconded by: Tommi Roden #185. Carried.

Waiving of reading of Minutes- September 21, 2016 moved by: , seconded by: . This was not motioned.

## **6. Approval of AGM Minutes of September 21, 2016.**

-no changes or corrections noted:

Motion to approve by: Keith Solomon #131, seconded by: Adrienne Green #66. Carried.

## **7. Business arising from the Minutes of September 21,2016.**

- Norm Webb asked "When will the Club House be fully depreciated for tax purposes?"

Norm Webb was provided with an answer early October 2016, via email. The Club House will be fully depreciated in 9-10years (from 2016).

- Lee Thorne #44,questions 9 / 10 yrs from what year. (2016)

## **8. Report from the President for 2016-2017 - John McKenna**

- a written report was given to each members present. (see attached)

-Joe de Boer #16 concerned about garbage trucks, driving way to fast thru Pine Meadows....John McKenna responded by saying you should make note of the licensed plate #, then call the OPP. ....Adrienne Green suggest a written letter to the town / county so they can address it directly with the garage contractors.

Joan Ryan suggest other speed limit signs of 30kilometer per hour, should be placed in our community.

Motion to approve Presidents report by: Joe Piercey #97, seconded by: Marni Henry #164. Carried.

## **7. Report from the Treasurer for 2016-2017 - John Campbell**

- report attached

Motion to approve Treasurers report by: Lee Thorne #44, seconded by: Bryan Ross #47 . Carried.

- John Campbell #119, went over the Treasurer's report in great detail and indicating that the PMHA is doing very well with operating costs. We are in a favourable position like last year.

John Campbell #119 indicated that 19 members still have tennis court keys and he suggest the monies be returned since there is now a lockbox on the tennis courts. If individuals can return the key they will be refunded \$20.

Motion to approve to return tennis court key Clyde Henry #164, seconded Bryan Ross #47. Carried.

Peggy Barton#147 asked "How do we access the tennis courts?" (lock box) Kathy Munro #176 advised of lockbox code, noted under lock box (4,3,2,1).

Adrienne Green #66 asked "Will the keys be returned for the exercise room?" John Campbell #119 advised nothing will change with the exercise room lock/keys.

-John Hodgson #71 asked "Will the left over money from tennis court keys be put into the operating costs?" John Campbell #119 advised Yes, they will.

-Pearl Davis #21 asked "Why do only the tennis court/pickleball players have access to tennis courts? Kathy Munro #176 advised that everyone has access to the courts via the lock box.

-Norm Webb#57 asked "If we have more than one investment?" John Campbell #119 clarified that we have at least 2 investments every year, with very little risk factor.

- John Campbell #119 spoke about the reserve funds, explaining that every year we take 10% of membership fees and put it in the reserve fund. He suggested that we cap the repair and reserve fund and the operating fund. Jim Taylor #79 suggested that maybe we delete the repair and replace fund and put the monies into the professional fund. (lawyer costs are very expensive). Paul Lingen #100 suggest before consider doing this, we investigate the agreement between PMHA, MCRC and joint ownership with Don Vallery. John Campbell to contact Jayne MacKenzie to clarify this agreement.

-motion from floor to cap operating costs at \$8000 and repair and replacement costs at \$6000 by: Barb Hodgson #71. Seconded by: Paul Lingen #100, all in favour. Carried

- John Campbell also announced that 154 of 195 households have paid their dues for the PMHA. A Thank You to everyone who have paid for 2018. A follow up notice will be sent to the remaining households who have not paid

## **8. Presentation of 2017-2018 Budget - John Campbell**

- report attached.

It was noted that a request from the Table Tennis group need an additional table tennis table be purchased. The costs approximately \$550, which Don Vallery will pay for and own.

Motion to approve Budget by: John Hodgson#71, seconded by: Ken Solomon #131. All in favour . Carried.

### **9. Appointment of Auditor 2017-2018 - John Campbell**

-John Campbell thanked John Hodgson for his services for 2016, 2017. John Hodgson #71 agreed to be the auditor for the 2018 year.

-Motion to approve Auditor for 2018 by: Pearl Davis #21,seconded by Clyde Henry #164. Carried.

### **10. Reports of the Standing Committee of the PMHA**

#### **- Maintenance Cost Review Committee (MCRC) - Randy Cook**

- no questions

- Motion to accept MCRC report by: Joe Piercy #97, seconded by: Jim Taylor #79. Carried.

- Jim Taylor #79, advised that the MCRC now have 6-7 members, they can have up to 9. Anyone else interested in joining the committee contact Jim Taylor.

- Sue Dalton #133, announced she'd like to "thank everyone for volunteering on all the various committees"....an applause

#### **- Reservations & Kitchen Committee (RKC) - Ann Hurst/ Barbara Cook**

- no questions

-Motion to accept RKC report by: John Hodgson#71, seconded by: Peggy Barton: #147. Carried.

### **11. Motions from the Board.**

-see attached motion" **The we adopt the revised PMHA 2017 Constitution, PMHA 2017 Bylaws and the three associated polices on Charitable Solicitations, Political Solicitations and Commercial Presentations and Sales"** The committee consist of : Jim Taylor, Sue Anderson, Shon Sorensen, and John Hurst.

-Sue Anderson explained that the updates were required due to changes over the past 3 years. These changes were not sent out to each individual due to the high costs for printing in coloured ink. Therefore notices were posted in the Pine Line, website and bulletin board. Jim Taylor would send via email as well as deliver a hard copy, if requested.

Sue Anderson announced that "A big Thank you go out to Jim Taylor to his time and guidance"

- question from Kathy Johnson,#195. She also thanks the group for all the great work. She addressed the wording on..5.11.6 . It was clarified that the board has a maximum of 10 members and each have a full description of their roles.

- Tommi Roden,#185 asked "Why they didn't get a written copy of changes?" Shon Sorensen explained that hard copies were available for those that contacted Jim Taylor. This information was noted in the Pine Line, Website and Bulletin Boards. It was also noted that to print 17 pages in coloured ink for everyone would have been very costly to PMHA.

- Adrienne Green #66 asked "Will every resident receive an undated version?" John McKenna replied, Yes, each resident will receive an updated version, and if they would like proposing changes, a motion from the residents will be required for this to be addressed at the next AGM (September 2018).

- Sylvie Wesley #111 informed the audience that all new residents receive a copy when they move into Pine Meadows..

-Motion to accept Board motion by: Linda Bell # 96, seconded by: Keith Solomon # 131.Carried.

## **12. Motions from the Residents.....none**

Break in meeting:::::Anne King sang a song." How lucky you are?"

## **13. Community Issues**

-Anne King indicated each Tuesday afternoon they will be practising Christmas tunes...please join the group ...joy of singing.

- Shon Sorensen #177, spoke about the Pine Meadows Residents Emergency Contact Network. He informed everyone that the program is still being developed. An open forum meeting will be held on Oct 5th 1PM, everyone from Pine Meadows are invited to have their input to the committee. The committee consists of Carol Doyon, John Doherty, Adrienne Green, Mary Drew and Shon Sorensen have spent endless hours putting this Network together. This program started about 4 yrs ago, during the last ice storm which caused a majority power outage. Last year the committee has brought the program back to life. The new contact list is being compiled.

-John Bartlett #76 addressed four concerns.....

.a) cautionary vehicle sign, a thanks to Perry Adams for resolving the issue.

b) He would like to see both the Canadian and Ontario flags be hung above clubhouse stage.

c) He thinks that Hydro One should have more than a single fee for billing purposes, especially when one section of Pine Meadows is left in the dark during a power failure, far more often than the rest of the Community. Paul Lingen #100 advised that the last power outage was due to the Highland Pines cottage area transformer malfunction. John McKenna advised that he would look into this Hydro one matter.

d) He informed everyone that there are anonymous letters being sent to various Pine Meadows residents. This bullying act should stop.

-Sylvie Wesley #111 commented that it is disturbing to know of these anonymous letters. She suggest a file be kept of all letters.

#### **14. Board of Directors 2017-2018**

- John McKenna announced the new members of the board: Sue Langille #84(secretary), Mike Hatch#193( Building Facilitator), Keith Solomon#131 ( Government Liaison )and Joe Piercy #97(MCRC).

-Motion to accept the Board of Directors by: Sylvie Wesley#111, seconded by: John Hodgson #71. Carried.

#### **15. Announcements from the Floor.**

-Pearl Davis #21the social committee chair " Thanked" everyone who supports all the various social events. She confirmed that the funds received from participants goes to related costs (food, entertainment, etc.). She confirmed that guests are all welcomed.

-Pearl Davis #21 reminded everyone about the following: Halloween Dance, Christmas tree lighting, Christmas Bingo, New Years Eve dinner/dance. She also "Thanked" the entire social committee: Clyde/Marni Henry, Norm/Nancy Webb, Joe/ Jackie Piercey, Barbara/Ken Lindsay, Rick/ Elizabeth Rock, Don/ Sue Sewell, Gayla Mehling, & Bud Davis. Pearl asked if anyone was interested in joining committee please contact her.

-Marnie Henry #164. "Thanked" Pearl Davis for all her time, dedication and hard work.

-Norm Webb #5, suggestion for next AGM meeting, that the overhead projector be used to show slides.

-Lee Thorne #44, has arranged for a bus (for 50 people) to the Niagara Falls- Falls View Casino, (21Oct) 8am-530pm the costs is \$15 (free slots of \$10). Photo identification is required. He encouraged to pay at time of signing up. In 2016 Casino Rama and 2015 Falls View Casino trips have been a huge success. He will keep a waitlist, in case of cancellation. Guests are welcomed.

- Ken Busch announced that Barry Wyant has done some amazing pieces of wood carving. Very recently Keith Solomon went to an international meeting in Stratford on Avon and took a couple of Canadian wood craved boxes made by Barry Wyant and presented them as gifts to an international organization. They were very pleased.

- Avon Giddings was thanked for managing the sound system.

-Jim Taylor #79 The Barber Shop Harmony group announced that they will be going to Ontario district in October. They may go to Orlando Florida if they finish in good standing. Last year they went to Nashville.

-John McKenna #72, announced the Remembrance Day program will be the Wednesday prior to 11Nov. He "Thanked" Captain Terry Filce for his suggestion for a plaque to recognize the serviceman/women. This plaque is now hanging in front entrance of Community Centre.

-Sue Anderson #98 - announced a "Thank You" to everyone who have coordinated all activities.

- Sue Anderson#98 will post a signup sheet for an Emergency First Aid program (breathing, choking, bleeding, etc.). The PMHA board has approved to maximum of \$500 towards costs of the program. Hoping to get a minimum of 8 residents. John McKenna " Thanked" Sue for her time and effort for all the activities.

**16. Date of next Annual General Meeting - September 19, 2018 @ 10Am**

**17. Motion to Adjourn at 1209 p.m. by: Sylvie Wesley # 111 , seconded by: Marnie Henry #164. Carried.**

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**John McKenna, President**

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**Kathy Munro, Secretary**