

Please bring this copy to the Annual Meeting for reference.



The 32nd Annual Meeting of the
PINE MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, September 9, 2026 at 10:00 a.m.

[sign in and refreshments at 9:30]

Pine Meadows Homeowners Association

Incorporated: August 16, 1996

Board of Directors: 2025-2026

President:	Chuck McCormack
Past President:	Chris Rynberk
Vice President:	Ted White
Secretary:	Lillian Chaulk
Treasurer:	Christian Larsen
Director of Activities:	Susan Stock
Director of Communications:	Carmie McCormack
Government Liaison:	Susan Laberge
Building Facilitator:	Craig Howard
Member-at-Large:	Anne Marie Hiron

Past Presidents:

YEAR	PAST PRESIDENT		YEAR	PAST PRESIDENT
2024-2025	Chris Rynberk		2005-2008	Joan Brownlow
2023-2023	Avon Giddings		2004-2005	George Flowers
2021-2023	Linda Bell		2003-2004	Marie Woronchuk
2019-2021	Joe Piercey		2002-2003	George Flowers
2018-2019	Keith Solomon		2000-2002	Maurice Staley
2016-2018	John McKenna		1998-2000	Ruth Green
2015-2016	Glenn Bragg		1997-1998	Michael Rose
2014-2015	Fred Dick		1996-1997	Ken Payne
2011-2014	Jim Taylor		1995-1996	Peter Brophey
2008-2011	Linda Austin (Webster)			

AGENDA FOR THE ANNUAL GENERAL MEETING

WEDNESDAY, SEPTEMBER 9, 2026

Sign in at 9:30, with coffee, tea and Timbits: The meeting starts at 10:00 a.m.

- 1. Call to order and opening remarks -President – Chuck McCormack**
- 2. Verification of quorum - Secretary – Lillian Chaulk**
- 3. Approval of Agenda**
- 4. Approval of the Minutes of the Annual Meeting (AM) of September 17, 2025**
- 5. Business arising from the Minutes of the AM of September 17, 2025**
- 6. Recognizing New Residents since September 2025**
- 7. PMRC Presentation - Don Vallery and/or Representative**
- 8. Remembering those who have died since September 2025**
- 9. Report from the President 2025-2026 - Chuck McCormack**
- 10. Report from the Treasurer for 2025-2026 - Christian Larsen**
- 11. Presentation of the 2026-2027 Budget - Christian Larsen**
- 12. Appointment of Auditor/Review**
- 13. Reports of the Standing Committee of the PMHA:**
 - a. Reservation & Kitchen Committee (RKC) - Helen Waring, Debbi Pope**
- 14. Motions from the Board**
- 15. Motions from Members of PMHA: (Three as of August 13, 2026 as listed in the Package)**
- 16. Recognizing Volunteers**
- 17. Board of Directors for 2026-2027**
- 18. Announcements from the Floor**
- 19. Date of the next ANNUAL MEETING – TBD**
- 20. Motion to Adjourn**

ANNUAL MEETING OF MEMBERS OF PINE MEADOWS HOMEOWNERS ASSOCIATION
SEPTEMBER 17, 2025

CALL TO ORDER: The meeting was called to order at 10:01 a.m. by President/Chair Chris Rynberk.

Chris R. welcomed everyone to the Annual Meeting and explained the voting cards to members, as well as the privileges of voting with a paid Pine Meadows Homeowners Association (PMHA) membership.

Chris R. introduced the current Board of Directors in attendance.

BOARD MEMBERS PRESENT: Chris Rynberk #129, Lilly Chaulk #127, Larry Pope #112, Craig Howard #93, Ted White #83, Heather Hocken #27, Chris Larsen #29, Susan Stock #192, Andy Keen #152, Chuck McCormack #114.

REGRETS: None

Guests: Dana Burdenuk, Pine Meadows Retirement Community (PMRC) General Manager
[Don Vallery, PMRC owner, was away on business and sent regrets.]

Establishment of a Quorum: Lilly Chaulk, Secretary, confirmed with the Treasurer, Chris Larsen, that 53% of voting members were registered, thus establishing a quorum of 25% per the PMHA By Laws Clause 4.2.

Approval of the Agenda: Motion to approve the agenda was made by Marni Henry #164, seconded by Linda Ward #130. All in favour. Carried.

Approval of the Annual Meeting Minutes SEPTEMBER 17, 2024: Motion to approve the minutes of September 17/24, was made by Sandra Solomon #131, seconded by Jackie Piercey #97. All in favour. Carried.

Business Arising from the Minutes of the Annual Meeting SEPTEMBER 17, 2024: NONE

Recognizing New Residents since SEPTEMBER 2024:

Chris Rynberk welcomed our new residents and asked them to stand and be recognized.

Dave Fisher and Alana Coulson – 137 WBW
Gord and Dianne Lawson - 44 WBW
Bob and Marilyn Patterson – 154 PRR
Barry and Judy Stranks - 123 BC
Mike and Peggy Agnew – 23 WBW

Murray and Pennie Young – 156 PRR
Bruce and Joan Greenwood – 88 WBW
Doug and Leona McNabb – 132 BC
Judy Manua – 115 WBW

PMRC Presentation- Dana Burdenuk, General Manager

Projects Update:

PMRC is exploring ideas to upgrade the facilities and will notify residents when the updates are ready.

The last of this year's property taxes will be due soon.

- The date for the annual Christmas Dinner is Wednesday, November 26, 2025.
- The annual fall newsletter is coming out next week with reminders for the fall/winter.
- Fall water main flushing will happen on Wednesday, Nov 1. Please don't worry if you see water geysers in the street, as this is the flushing of the lines.
- Upgrades to all community center washrooms and showers are ongoing. The flooring in the men's washroom near the Grand Hall will be done this year. Apologies for the smell from painting the washrooms. Alkyd paint is required in washrooms, and there is a smell to it, unfortunately. New taps, aerators, and shower head nozzles were replaced, which was a large job. The showers required cutting into the cement wall between the men's and ladies' shower rooms to access pipes. There is still new work to be done - painting with alkyd paint, which takes a few days to get done as the paint must dry for a day or two between coats.

Dana stated that she will remain at the meeting to address any questions from the AGM report and is happy to answer any questions from members during the meeting.

Chris Rynberk thanked Dana for her updates.

Remembering those who have passed since September 2024:

Chris Rynberk commented that it is difficult to collect all names of residents who have passed, and the Board tries to include everyone we are aware of; however, some may be missed, with our apologies if this is the case. He proceeded to read the names of residents and former residents (below) who have passed since the last AGM, September 2024. One minute of silence was observed in remembrance of these residents:

Barry Frook	September 2024	Hans Steinhauser	January 2025
Lillian Verkindt	September 2024	David Scragg	February 2025
Max Scholz	October 2024	George Smith	February 2025
Frank Hanna	October 2024	Roy Sproul	February 2025
Ross Parker	February 2025	Bill Pritchard	February 2025
Diane Teeter	June 2025	Bill Sulstan	April 2025
Jean Barratt	July 2025	Olive Quinlan	May 2025
Rene Cowl	January 2025	Donna Culham	May 2025

Report from the Chair/Vice President (Chris Rynberk #129 BC)

Chris R. informed members about **Pine Meadows Connects** (PM Connects), our new private community Facebook account that is now live. He stated that Heather Hocken brought this to the board as a way for residents to connect with other PM residents. Heather H. explained how we can use the private community Facebook account to connect with each other and help people. Heather H. sent out a trial of the account to a small group of people as a test, with good results. We will send out invitations soon to everyone who has an email address to join **Pine Meadows CONNECTS Facebook**. Joining is optional, and if any questions, please don't hesitate to contact Heather H., Lilly Chaulk, Chris Rynberk or any board member.

Chris Rynberk asked if there were any questions about his report, and there were none.

A motion to accept the President/Chair's Report was made by Keith Solomon #131, seconded by Nicole Bernou #56. All in Favour. Carried

Report from the Treasurer (Chris Larsen #29 WBW)

Chris L. stated that he spoke with the accountant who was hired by PMHA to do CRA reporting. The accountant gave advice on documentation of expenses (fewer details, e.g., total cost of activities instead of individual costs per activity).

Chris L. stated that the Financial Report explains our expenses from July 1, 2024, to June 30, 2025. He reviewed the Financial Reports in the AGM package and gave an overview:

- The balance sheet shows a significant difference in assets because one GIC investment was closed and there was a change in banking operations.
- Refunds to resident key deposits – no longer a liability
- Last year, liability showed as some owners paid membership before the end of year.
- The accounting system was changed to QuickBooks and to a cash basis. Transactions are recorded in the books after money is cashed in the bank, which is then reported to us. QuickBooks has simplified our accounting tremendously.
- The Professional Services fund was closed, and the money was moved from GICs to operating cash.

Presentation of the 2025-2026 Budget (Chris Larsen #29 WBW)

Chris L. gave an overview of the 2025-2026 Budget from the AGM package. He stated the major cost item on the budget is the Website budget (from \$113 to \$1200). This extra money was put to redesign the website. Most of the budget costs are requests received from activities, and these costs are up from last year due to additional new activities this year.

Kathy Johnson #195 questioned when the money for First Aid training from last year's budget will be spent. Chris Larsen replied that the plan is to determine which residents want to be trained in First Aid and go from there to complete training this year.

The park benches cost \$8067, and there was an additional installation cost of \$2500.

\$5000 for a treadmill is in the budget because PMRC declined to replace the current treadmill if it is working. PMHA residents have reported aspects of the treadmill which are no longer working and requested a replacement treadmill; therefore, PMHA has budgeted to replace the treadmill.

Keith Solomon #131 spoke to the photobook, stating that it is in the works. Keith S. displayed a mockup of what the photobook will look like. The idea is that we can have a photo of residents that we can look at. Photos are currently on the web and can be downloaded if desired. Please contact Keith S. if you need assistance.

Bruce Greenwood #88 stated that he and his wife moved to PM at the end of June and stated that they would appreciate the photobook and would appreciate it if people could have their pictures in the book so that he and his wife can reference the book after meeting people while out walking.

Sandy Hennessey #136 asked how often the photobook would be printed/reprinted as residents leave and new residents arrive all the time.

Chris L. stated that the plan is to find out who wants a copy and place photos in a 3-ring binder so photos can be replaced as needed.

Keith Solomon #131 stated that for a bound copy of one per household, the total price of the books is \$1200. The \$600 that is in the budget can be applied to bring the total cost of the books down to \$600.

A motion to accept the Treasurer's Report was made by Linda Webster #35 WBW and seconded by Barry Wood #124 BC. All in favour. Carried.

A motion to accept the 2024/25 Budget was made by Jackie Piercey #97 WBW and seconded by Shon Sorensen #177 LBL. All in favour. Carried.

Appointment of the Auditor/Reviewer

A motion to appoint Helen Waring #2 ML as auditor/reviewer for 2025/2026 was made by Avon Giddings #121 BC and seconded by Cathy Clendenning #62 ML. All in favour. Carried.

Reports of the Standing Committees PMHA

Maintenance Cost Review Committee Report (MCRC): Ted White #83 WBW PMHA Board Rep

Sandra Solomon #131 thanked MCRC for the work they've done and stated that the committee raised concerns regarding the pool roof repairs, and she questions Don Vallery's response as to why residents had to pay for repairs when they had no input into the repairs.

Dana Burdenuk replied, stating that she cannot speak on behalf of Don V. as he has spoken to MCRC on this several times. Dana suggested that the concern be put in writing to Don and that he will respond in writing. Dana went on to say that the original design of the pool roof lasted 30 years. The problem was the Dryaton, which was replaced. She said that we had a very cold winter with a lot of ice, never seen before, and moisture on the wall is not uncommon in this case. The Township approved the roof to be rebuilt as per the original design. She stated that the extra insulation will resolve the situation for another 40 years, and residents' concerns should be put in writing to Don.

Ted White #83 thanked Sandra Solomon #131 for her question and thanked Dana for her response. He stated that the information in the MCRC report stands, and the MCRC was not happy with the way pool roof repairs were done, adding the concern is that there did not seem to be an expert who made a recommendation for the repairs who would stand by the recommendation of what was done. He recommended that a letter be written to Don regarding concerns about how PMHA money was used for pool roof repairs. He stated that MCRC currently stands on a disagreement over how the repairs were done.

Sandy Hennessey #136 stated that she has concerns as to why residents are being charged for fixing road repairs and asked if we can request tenders for jobs that are done, since there was no tender for the roof repairs.

Dana responded that they (PMRC) do quotes on certain projects, and on the roof repairs, they reached out to the experts who do large projects. She stated that they work on many projects with experts who do the work needed.

Chris Rynberk thanked Dana for her responses.

Ted White commented that the Maintenance Expense Review Committee wants to work together with Don to ensure all residents' concerns are heard and that Don understands that we are all here to make decisions together. We hope that in future we have some shared understanding together with MCRC hearing the voice of the residents.

Chris Rynberk stated that collegiality between PMRC and PMHA residents is the way to go.

Grant Swift #151 stated that Don makes all the decisions because he owns the place.

Ted White stated that there are 196 owners in this facility and that Don is not the only owner.

Dana replied that Don will point out that the landlord has authority for decisions per the lease signed by all, and he is open to written requests.

Chris Rynberk thanked Dana for her replies.

Joe Piercey #97 requested to put closure on this item, and that a motion was needed.

A motion was made to write a letter to Don Vallery summarizing residents' concerns regarding pool roof repairs and requesting more transparency on how money is spent by Sandra Solomon #131 and seconded by Doug Wilson #129. The motion was approved by a majority of voters. Three (3) residents were opposed to the motion. Carried.

Ted White thanked the members of MCRC for their service:

Nancy Ottewell #167 for taking on the role of MCRC Chair & Barry Wood #124, who is retiring as Secretary after many years of service. He thanked Ken Bush #106, Shon Sorensen #177, Jim Bailey #166, and June Sheldon #73 for their years of service.

Ted White announced that he will be taking over as Vice President of PMHA and sent a request to members for a volunteer to fill the MCRC Representative/PMHA board member position.

A motion to approve the MCRC Report was made by Nicole Bernou #56 and seconded by Jane Nicholas #191. All in Favour. Carried.

Reservation & Kitchen Committee Report (RKC): Debbi Pope # 112 & Helen Waring #2

Dana stated that she would comment on several items in the RKC report:

- 1) The rubber mat in the kitchen is dirty – Dana clarified that this mat is called a 'scraper' mat, which is changed every two weeks by Swan Dust Control. She said that the mat looks dirty because it is doing its job collecting dirt. She said to let her know if the RKC would like to change the frequency of mat change-outs and noted that there will be a cost to maintenance for the increased frequency.
- 2) Hall rentals & costs from elections – Dana clarified that the Provincial election paid \$2000 for hall rental, and the Federal election paid \$1200. She stated that the rental money gets split between PMRC and maintenance.
- 3) Commercial-grade sprayer – Dana stated that there are only a few sprayers available to work with a sink this size, as it is smaller than most commercial sinks. PMRC is working with an external plumber to replace the sprayer, and we should stay tuned for updates.

Carol Rosinski #175 asked Dana about the Centre Wellington Contractors Association (CWCA) bookings in the hall.

Dana replied that she is the President of CWCA and there are rentals four (4) times a year of the Grand Hall, and the regular fee is paid.

Sue Anderson #88 questioned the hall rental fee for the Celebration of Life, which was free in the past. Chuck McCormack #114 responded that there is no charge, and we will bring this to the Board for discussion.

Helen Waring #2ML responded that for residents who pass away, hall rental is free; whereas, for the family of a resident who passed away, there is a charge. Helen stated this change came into effect on July 1 this year due to increased costs of cleaners following hall rentals.

Chris Rynberk stated that we could discuss this at the Board meeting following the AGM.

A motion was made to approve the RKC report by Cathy Clendenning #62 and seconded by Linda Moore #174. All in favour. Carried.

Website Fund Report: Linda Webster #35, Paul Lingen #100, Perry Adams #70

There were no questions from members on the Website Fund report.

A motion was made to accept the Website Report by Marni Henry #164 and seconded by Keith Solomon #131. All in favour. Carried.

Motions from the PMHA Board: Chris Rynberk #129 President/Chair PMHA

Chris Rynberk read the motions from the PMHA Board to the members (AGM package pages 23-25).

1)Special Resolution of Directors Bill 91, Ontario Not for Profit Corporations Act (ONCA).

There were no questions from the members on Motion #1, Special Resolution of Directors.

Motion to approve Special Resolution of Directors Bill 91 was made by Linda Ward #130 BC and seconded by Grant Swift #151 WBW. All in favour. Carried.

2)PMHA Constitution 2021 Article 3 update to one vote per person.

There was much discussion by members, with some dissension and some confusion, mixing the proposed resolution with membership costs.

Paul Lingen #100 stated that PMHA is under ONCA and every member has a vote.

Heather Hocken #27 clarified that per our by-laws, every person who is a resident is a member of the association (PMHA). Voting members are those who pay an annual membership fee.

Chuck McCormack #114 stated the board has discussed this, and it should be one person gets one vote. The motion is put forward.

Chris Rynberk re-read the motion put forward by the board to the members and reminded members that this motion is on voting, not on the cost of membership.

Motion to approve PMHA Constitution 2021 Article 3 Update to one vote per person was made by Joyce Carbonara #149 PRR and seconded by Sandra Solomon #131 BC. Approved by 93 votes in favour (28 votes not in favour). Carried.

A motion that the board consider changing the cost of membership was made by Cathy Clendenning #62.

Chris R. reminded members that they make decisions on voting and membership fees, not the Board.

The motion was not seconded and was rescinded.

A motion to table the discussion of membership fees to a special meeting was made by Paul Lingen #100 and seconded by Keith Solomon #131. All in favour. Carried.

Motions from the Community: None

Community Issue:

Linda Ward #131 stated that a workman came into the pool area during a swimming class, looking for the administrative office. Linda W. asked if signage could be placed inside and outside the building.

Dana was in attendance and was advised of the issue of the lack of signage for her office.

Recognition of Retiring Volunteers: Chris R. #129 BC

Chris Rynberk thanked all retiring volunteers and encouraged residents to volunteer for the various committees and activities. Chris R. also advised the members that this would be his last meeting as President/Chair and that he will be available as Past President.

Retiring board members: Chris Rynberk #129, Heather Hocken #27, Larry Pope #112, Andy Keen #152

Proposed Board of New Directors for 2025 to 2026 (to be affirmed at the first Board meeting)

Chuck McCormack
Ted White
Chris Larsen
Lillian Chaulk
Craig Howard

Susan Stock
Carmie McCormack
Susan Laberge
Anne Marie Hirons

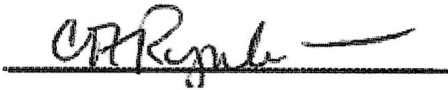
During the election of Directors, the Board advised that the position of MCRC Representative had not been filled. A request was made for nominations without success. The members provided approval to the Board to fill the position as they deem fit, as was approved last year when filling the Activity Director's position.

A motion to accept the Board of Directors candidates for 2025/26 was made by Doug Wilson #129, seconded by John Gwinn #105. All in favour. Carried.

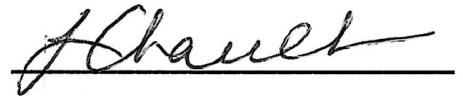
- Thank you to this year's scrutineers Terry & Dave Favrin, Karen Hampton, Anne Marie Hirons, Susan Laberge, Chuck & Carmie McCormack.
- Thank you to Gail & Brian Stainton for coffee preparation
- Thank you to Dave Favrin, Heather and Bill Hocken, Chris Rynberk, Doug Wilson, and Andy Keen for chair setup.
- Thank you to Perry Adams, John Barr and Paul Lingen for AV preparation and monitoring.
- Thank you to Chris Larsen for preparing lists of PMHA members for registration purposes.

Date of Next Annual Meeting: September 16, 2026

Motion to Adjourn was made by Clyde Henry #164 and seconded by Sandra Solomon #131. All in favour. Carried.

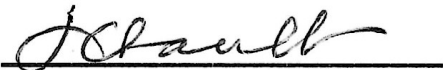


Chair/President, Chris Rynberk



Secretary, Lillian Chaulk

Confirmed by the Members this 17th Day of September 2025



Secretary, Lillian Chaulk

New Residents Since September 2025

Terry and Marlene Nelson	32 White Bark Way
Gord and Dianne Palmer	45 White Bark Way
Stephanie Smith	39 White Bark Way
Barry and Sandy Little	118 White Bark Way
Sue and Doug Pattison	108 White Bark Way
Bruce Wilk and Katrina O'Neill	173 Lace Bark Lane
Cathy and Gary MacDougall	102 White Bark Way
Birgit Lammerding	30 White Bark Way
Jim and Pat Kurtz	70 White Bark Way
Cliff and Wendy Bowman	36 White Bark Way
Harry and Lily Douglas	129 Bristlecone Court
Beth and Richard Mathew	113 White Bark Way
Don Moore and Bonnie Mallard	162 Pine Ridge Road

In Remembrance

The following residents have passed away since the Annual Meeting in September of 2025:

Residents		Past Residents
Charles Bryan	142 WBW	Janet Hexter
Gwen Lennox	51 PRR	Thelma Eastwood
Joan Moon	173 LBL	John Holder
Blair Lennox	51 PRR	
Bill Clark	59 PRR	
Henri Gagne	9 PRR	
John Rosinski	175 LBL	
Bill White	48 PRR	
Dave Freeman	60 PRR	
Pearl Davis	21 WBW	
Carole Jansen	107 WBW	

President's Report to the Annual Meeting 2026

As I look back over the 2025/2026 year that has just passed us by, in the role of President of the Pine Meadows Homeowners Association (PMHA) there have been several things that come to mind. Some of them are still ongoing, but overall, it has been a productive year.

One project we have been focused on is the website, we have been working with Jeremy Wood, of ICS Computers, in Fergus. Jeremy was the original designer and with his web designer Luna Parker, we feel that upgrades to the site are nearing completion and these will make the website quicker and easier to access.

I have reached out to a contact at St. John Ambulance regarding CPR/AED training. The funds set aside in the PMHA budget will allow for partial payment for paid members, with the cost depending on the number of residents who want training. I will send out a questionnaire to see how many residents are interested in training.

Pine Meadows has gone through some changes over the past year. There was a change in the

management structure and Wellington County switched from Blue Box recycling to Blue Cart which brings us inline with the other Counties within Ontario. During the past year we have purchased a new treadmill in response to residents' health and safety and our special events, and activities, are going strong thanks to our incredible volunteers. Pine Meadows is a great community to live in, and we are very fortunate to be here.

I want to thank the Board of Directors, and residents of Pine Meadows for your support and encouragement over this past year, and I look forward to continuing to represent you all in my capacity as President over this upcoming year.

Chuck McCormack
PMHA President
chuck.mccormack@netflash.net
416 606 8198

PINE MEADOWS HOMEOWNERS ASSOCIATION

Financial Reports 2025-2026

A) Revenue and Expenses with Auditors Report

B) Balance Sheet with Notes

C) Income Statement with Notes

D) Budget 2026-27 with Notes

PINE MEADOWS HOMEOWNERS ASSOCIATION

Statement of Revenue and Expenses

Years 2024-2025-2026

REVENUE

	2023-2024	2024-2025	2025-2026
Sale of card tables	\$ 180.00	\$ -	\$ -
Donation-Kitchen	\$ 92.00	\$ -	\$ -
Donations- other	\$ -	\$ 400.00	\$ -
Membership Fees	\$ 6,600.00	\$ 6,920.00	\$ 6,620.00
Interest Earned	\$ 2,012.28	\$ 1,197.36	\$ 553.11
TOTAL REVENUE	\$ 8,884.28	\$ 8,517.36	\$ 7,173.11

Administrative Expenses

Bank Charges	\$ 8.32	\$ 165.54	\$ 4.36
Community Relations	\$ -	\$ 460.59	\$ 807.03
Insurance-Directors	\$ 430.69	\$ 970.92	\$ 1,278.72
Photocopy/Printing	\$ 970.92	\$ 897.78	\$ 2,635.57
Miscellaneous Expenditures	\$ 2,200.90	\$ -	\$ 214.83
Accounting Expense	\$ 1,712.78	\$ -	\$ 488.19
Get Well & Bereavement	\$ 675.00	\$ 375.00	\$ 450.00
Stationery & Admin Supplies	\$ 369.29	\$ 619.92	\$ 309.67
Total Administrative Expenses	\$ 6,367.90	\$ 3,489.75	\$ 6,188.37

Activities & Supplies

Billiards	\$ 29.13	\$ 16.94	\$ -
Cards	\$ 54.14	\$ 21.18	\$ 134.96
Darts	\$ 300.26	\$ 169.47	\$ 18.06
Fitness	\$ -	\$ 256.22	\$ 171.75
Pickleball	\$ 128.74	\$ 30.50	\$ -
Shuffleboard	\$ 120.00	\$ 82.04	\$ -
Table Tennis	\$ -	\$ 564.98	\$ 574.99
Singers	\$ 30.00	\$ -	\$ -
Miscellaneous Activities	\$ -	\$ 38.92	\$ 33.84
Golf	\$ 271.20	\$ -	\$ -
Total Activities Expenses	\$ 933.47	\$ 1,180.25	\$ 1,133.60

Other Expenses

Kitchen	\$ 528.38	\$ 707.69	\$ 517.00
Koffee Klatch	\$ 150.00	\$ 450.00	\$ 150.00
Minor Maintenance & Repair	\$ 147.98	\$ 91.34	\$ 269.71
Total Other Expenses	\$ 826.36	\$ 1,249.03	\$ 936.71

Net Operating Income before Special Proj

Special Projects

	\$ -		
Benches	\$ -	\$ 8,066.41	\$ 2,480.35
Pool Artwork	\$ -	\$ -	\$ 1,139.95
Treadmill	\$ -	\$ -	\$ 5,253.37
Resident Photo Book	\$ -	\$ -	\$ 1,352.95
Total Special Projects	\$ -	\$ 8,066.41	\$ 10,226.52
Total PMHA Expenses	\$ 8,127.73	\$ 13,985.44	\$ 18,485.20
Net Operating Income PMHA	\$ 756.55	-\$ 5,468.08	-\$ 11,312.09

Web Income and Expenses

Total Web Income	\$ 2,950.00	\$ 3,250.00	\$ 2,800.00
Total Web Expense	\$ 3,405.50	\$ 2,065.93	\$ 2,337.62
Net Web Income	-\$ 455.50	\$ 1,184.07	\$ 462.38
Total Income/Loss	\$ 301.05	-\$ 4,284.01	-\$ 10,849.71

To the Members of Pine Meadows Homeowners Association

I have reviewed the Financial Statements and supporting records of the PMHA for the year ended June 30, 2026, in accordance with Canadian generally accepted accounting standards for a review engagement.

In my opinion, these Financial Statements present fairly the financial position of the Association as of June 30, 2026, and the results of PMHA's operation for the year.

Helen Waring,

2 Meadow Lane,

Auditor, Pine Meadows Homeowners Association

A handwritten signature in black ink, appearing to read 'H. Waring', with a stylized flourish at the end.

Signed at Belwood, On

August 06, 2026

PINE MEADOWS HOMEOWNERS ASSOCIATION
Balance Sheet June 30, 2026

	2024-25	2025-2026	Notes
Assets			
Current Assets			
Operating Cash on hand & in Bank	\$12,037	\$9,254	
Web Account	\$4,111	\$4,570	
Total for Cash and Bank	\$16,148	\$13,824	
Non-current Assets			
TD Investment Certificates	\$20,571	\$15,185	Transfer to Bank Operating
Total for Non-current Assets	\$20,571	\$15,185	
Total Assets	\$36,719	\$29,009	
Liabilities and Equity			
Liabilities			
Current Liabilities			
Deferred Membership Fees	\$0	\$3,240	Fees paid prior to year end
Total for Current Liabilities	\$0	\$3,240	
Non-current Liabilities			
Operating Account Fund	\$8,000	\$8,000	
Professional Service Fund	\$0	\$0	Closed
Repair & Replacement Fund	\$6,000	\$6,000	
Total for Non-current Liabilities	\$14,000	\$14,000	
Total for Liabilities	\$14,000	\$17,240	
Equity			
Retained Earnings	\$15,000	\$10,716	
Operating Profit (Loss) for the year	-\$5,468	-\$10,850	Spending on Special Projects
Web Profit (Loss) for the year	\$1,184	\$0	
Opening Balance Equity	\$12,003	\$12,003	
Total for Equity	\$22,719	\$11,869	
Total for Liabilities and Equity	\$36,719	\$29,109	

Chuck McCormack, President	Approved on behalf of the Board of Directors Chris Larsen, Treasurer
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PINE MEADOWS HOMEOWNERS ASSOCIATION
Comparative Income Statement June 30, 2026

Activity	Actual 2025-2026	Budget 2025-2026	Variance	Notes to Financial Statements
Operating Revenue				
Membership Fees	\$ 6,610	\$ 6,700	\$ 90	85% households paid, multiple houses for sale
Interest Earned	\$ 553	\$ 800	\$ 247	GIC's reduced per plan to use funds
Total Revenue	\$ 7,163	\$ 7,500	\$ 337	
Operating Expenses				
Activities				
Aquafit	\$ -	\$ 150	\$ 150	2025-2026 Funds not used
Billiards	\$ -	\$ 200	\$ 200	2025-2026 Funds not used
Cards	\$ 135	\$ 200	\$ 65	Below budget
Darts	\$ 18	\$ 250	\$ 232	Lower request for funds
Fitness	\$ 172	\$ 100	-\$ 72	Purchase of Rack for equipment not planned
Misc Activities	\$ 34	\$ -	-\$ 34	
Pickleball	\$ -	\$ 42	\$ 42	
Shuffleboard	\$ -	\$ 300	\$ 300	Late invoice expense carried to 2026-2027
Table Tennis	\$ 575	\$ 205	-\$ 370	Purchase of new table to replace damaged one
Car Rally	\$ 200	\$ 200	\$ -	
Activities Subtotal	\$ 934	\$ 1,647	\$ 513	Under Budget in total
Administration				
Bank Charges	\$ 4	\$ 20	\$ 16	
Accounting Charges	\$ 488	\$ -	-\$ 488	Quick Books subscription & O/S Accountant
Board-Misc	\$ 215	\$ 300	\$ 85	Less Board sponsored activities
Communications	\$ 198	\$ 100	-\$ 98	
CR-Annual Meeting	\$ 98	\$ 100	\$ 2	
CR-Remembrance Day	\$ 180	\$ 200	\$ 20	
CR-Welcome Committee	\$ 335	\$ 250	-\$ 85	
Directors Insurance	\$ 1,279	\$ 1,200	-\$ 79	
Get Well & Bereavement	\$ 450	\$ 450	\$ -	
Photocopying/Printing	\$ 2,635	\$ 1,500	-\$ 1,135	Includes extra 6 months from 2025 carryover
Stationary & Admin	\$ 310	\$ 500	\$ 190	Moved Accounting charges from Stat & Admin
Government Affairs	\$ 130	\$ -	-\$ 130	Registration fees under new Compaies Act
Administration Subtotal	\$ 6,322	\$ 4,620	-\$ 1,702	Majority of overage from Printing
Other				
Koffee Klatch Program	\$ 150	\$ 500	\$ 350	Lower requirement due to hall closures
Garage Sale	\$ -	\$ -	\$ -	
Display Case	\$ -	\$ 100	\$ 100	No funds required
Kitchen Committee	\$ 517	\$ 500	-\$ 17	
Library	\$ -	\$ 100	\$ 100	No funds required
Minor Repair & Maint	\$ 270	\$ 150	-\$ 120	Minor repairs slightly higher
Other Subtotal	\$ 937	\$ 1,350	\$ 413	
Total Expenses	\$ 8,193	\$ 7,617	-\$ 576	Total expense 7.5% higher than budget
Net Operating Income (Loss)	-\$ 1,030	-\$ 117	\$ 913	Over budget due mainly to Printing change

PINE MEADOWS HOMEOWNERS ASSOCIATION
Comparative Income Statement June 30, 2026

Activity	Actual 2025-2026	Budget 2025-2026	Variance	Notes to Financial Statements
Special Projects				
Benches	\$ 2,480	\$ 2,500	\$ 20	
Pool Artwork	\$ 1,140	\$ -	-\$ 1,140	Metal art in pool area replaced with Artwork
Treadmill	\$ 5,253	\$ 5,000	-\$ 253	Slightly higher than budgeted
First Aid Course	\$ -	\$ 2,100	\$ 2,100	Moved forward to next year
Photo Book	\$ 1,353	\$ 600	-\$ 753	Higher cost than anticipated
Total	\$ 10,227	\$ 10,200	-\$ 27	
Website & AV				
Revenue	\$ 2,800	\$ 3,200	\$ 400	7 sponsors did not renew, 3 new ones added
Web Sponsorship	\$ 2,800	\$ 3,200	\$ 400	
Total Revenue				
Website Expense				
Website Maintenance	\$ -	\$ 1,200	\$ 1,200	Maintenance billing rolled over to 2026-7
TV Subscription	\$ 705	\$ 700	-\$ 5	
AV Equipment & Repair	\$ 164	\$ 300	\$ 136	Expenses lower than budgeted
Bank Charges	\$ 25	\$ 25	\$ -	
Website Hosting Fee	\$ 113	\$ 150	\$ 37	
Domain Registration	\$ 75	\$ -	-\$ 75	Not budgeted last year
Directory of Sponsors	\$ 319	\$ 300	-\$ 19	
Web Sponsorship Admin Support	\$ -	\$ 525	\$ 525	Not required absorbed into Treasurer's Role
Hardware - Computers	\$ 938	\$ -	-\$ 938	Computer for Secretary not Budgeted
Total Expense	\$ 2,338	\$ 3,200	\$ 862	
Net Website Income (Loss)	\$ 462	\$ -	-\$ 462	Under Budget

PINE MEADOWS HOMEOWNERS ASSOCIATION
2026-2027 Final Budget

Activity	Budget 2026-2027	Actual 2025-2026	Variance	Explanations
Operating Revenue				
Membership Fees	\$ 6,630	\$ 6,610	\$ 20	Projected based on history
Interest Earned	\$ 400	\$ 553	-\$ 153	GIC's projected interest
Total Revenue	\$ 7,030	\$ 7,163	-\$ 133	
Operating Expenses				
Activities				Budget based on requested funds
Aquafit	\$ 75	\$ -	\$ 75	
Billiards	\$ 200	\$ -	\$ 200	
Cards	\$ 50	\$ 135	-\$ 85	
Darts	\$ 200	\$ 18	\$ 182	
Fitness	\$ 100	\$ 172	-\$ 72	
Misc Activities	\$ 50	\$ 34	\$ 16	
Pickleball	\$ 50	\$ -	\$ 50	
Shuffleboard	\$ 300	\$ -	\$ 300	
Table Tennis	\$ 50	\$ 575	-\$ 525	
Car Rally	\$ 200	\$ 200	\$ -	
Activites Subtotal	\$ 1,275	\$ 934	\$ 341	
Administration				Based on 2026 actuals or requests
Bank Charges	\$ 15	\$ 4	\$ 11	
Accounting Charges	\$ 500	\$ 488	\$ 12	
Board-Misc	\$ 100	\$ 215	-\$ 115	
Communications	\$ 100	\$ 198	-\$ 98	
CR-Annual Meeting	\$ 100	\$ 98	\$ 2	
CR-Remembrance Day	\$ 200	\$ 180	\$ 20	
CR-Welcome Committee	\$ 300	\$ 335	-\$ 35	
Directors Insurance	\$ 1,300	\$ 1,279	\$ 21	
Get Well & Bereavement	\$ 450	\$ 450	\$ -	
Photocopying & Printing	\$ 2,000	\$ 2,635	-\$ 635	
Stationary & Admin	\$ 350	\$ 310	\$ 40	
Government Affairs	\$ 150	\$ 130	\$ 20	
Administration Subtotal	\$ 5,565	\$ 6,322	-\$ 757	
Other				Budget based on requested funds
Koffee Klatch Program	\$ 500	\$ 150	\$ 350	
Garage Sale	\$ -	\$ -	\$ -	
Kitchen Committee	\$ 500	\$ 517	-\$ 17	
Minor Repair & Maint	\$ 300	\$ 270	\$ 30	Includes cost of Propane for BBQ
Other Subtotal	\$ 1,300	\$ 937	\$ 363	
Total Expenses	\$ 8,140	\$ 8,193	-\$ 53	

PINE MEADOWS HOMEOWNERS ASSOCIATION
2026-2027 Final Budget

Activity	Budget 2026-2027	Actual 2025-2026	Variance	Explanations
Net Operating Income (Loss)	-\$ 1,110	-\$ 1,030	-\$ 80	
Special Projects				
Benches	\$ -	\$ 2,480		
Pool Artwork	\$ -	\$ 1,140		
Treadmill	\$ -	\$ 5,253		
First Aid Course	\$ 2,100	\$ -		Special project carried forward
Photo Book	\$ -	\$ 1,353		
Total	\$ 2,100	\$ 10,227		
Website and A/V				
Website Revenue				
Web Sponsorship	\$ 3,600	\$ 2,800	\$ 800	Expect to increase number of sponsors
Total Revenue	\$ 3,600	\$ 2,800	\$ 800	
Website Expenses				
Website Maintenance	\$ 1,350	\$ -	\$ 1,350	Maintenance billing carried forward
TV Subscription	\$ 700	\$ 705	-\$ 5	
AV Equipment & Repair	\$ 300	\$ 164	\$ 136	
Bank Charges	\$ 25	\$ 25	\$ -	
Website Hosting Fee	\$ 150	\$ 113	\$ 37	
Domain Registration	\$ 75	\$ 75	\$ 0	
Directory of Sponsors	\$ 350	\$ 319	\$ 31	
Hardware - Computers	\$ -	\$ 938	-\$ 938	No new hardware planned
Total Expense	\$ 2,950	\$ 2,338	\$ 612	
Net Website Income (Loss)	\$ 650	\$ 462	\$ 188	Under budget
Special Projects				
Website Debugging	\$ 1,100			Fix problems with posting, calendar etc
Website upgrade	\$ 1,800			Upgrade presentation, files and access
Mailchimp Add on	\$ 1,800			Add in ability to communicate via email
Total Special Projects	\$ 4,700			

Pine Meadows Reservation & Kitchen Committee (RKC)

Annual Report August 2026

The reservation and kitchen committee (RKC) takes care of the renting, scheduling and monitoring of the day-to-day use of the Grand Hall, the kitchen and the boardroom facilities.

The committee again this year has been comprised of myself (Debbi Pope) and Helen Waring. There is some overlap and we take over for each other as the need arises. Helen primarily looks after rentals, and I look after the kitchen. Helen is submitting separately any information regarding hall rentals.

In the Kitchen:

We have three stoves, now all in good working condition.

Although the taps for the main sinks have been replaced there are still issues. We have tried mitigating this by purchasing after-market sprayers to be able to better rinse dishes. None have worked. These taps are usable as is just not ideal.

We had to purchase a couple of small appliances this last year. A new large coffee maker and a toaster. Others need replacing - kettles, chafing dishes and electric grills. We have been dealing with these shortages by bringing from home what we need when we need it. We also need to replace or add additional flatware. I will do a complete inventory within the next month.

The RKC is asking that everyone using the kitchen and hall to be very diligent in keeping the tables, counter tops, stove tops and sinks cleaned and disinfected after use. Also, if anyone has a spill in the oven or a fridge to please contact Debbi or Helen for a deeper cleaning.

Hall and Kitchen Rentals July 1, 2025, to June 30, 2026:

There were 31 rentals, for a total of \$5745, including two Celebrations of Life for existing residents who passed away.

The hall was also booked by various groups including the Car Rally, Darts Tournament and Golf for their celebrations plus the amazing events from the Social Committee!

April seems to have been the busiest month with December not far behind.

It's a great place to have a family party without having everyone in your home!

RKC: Debbi Pope & Helen Waring

Pine Meadows Website Committee

Annual Report July 19, 2026

Effective at the 2024-2025 Annual Meeting the existing Website Committee retired, and a new committee was formed including Chuck McCormack, Chris Larsen and Larry Pope.

We had already been working for several months to examine the effectiveness of the Website and it's use by residents and this work continued. After much discussion with previous Website Committee members, interested residents, and the PMHA Board it became clear that a redesign was needed.

Intelligent Computer Systems (ICS) has for many years supplied resources to fix ongoing problems on the website, so we contracted with them to do a major upgrade. We agreed to the following scope of work:

1. An ongoing Maintenance function to correct problems.
2. A simpler means to post items to the website such as the Pinline, Board notices, Minutes, Procedures etc.
3. Removal of pages no longer required. (example: Chat Page – this had been made obsolete with the introduction of PMHA Connects on Facebook).
4. Clean up the Navigation Bar and the Activities Calendar.
5. Add Upcoming Events to a redesigned main page.
6. Update authorities for Administrators/Editors to control changes to trained volunteers.
7. Introduce Event Registration online for events.
8. Integrate an E-Mail program (MailChimp) for announcements from the Board, Social Committee etc. This program would have the ability to allow residents to opt in or out of specific areas of communication.

This project is funded by the Website Sponsorship program that offers suppliers an annual advertisement on the website.

As of the 2025-2026 Annual Meeting the design is projected to be near completion. Some features have already been implemented. Once the final phase has been completed, training will be offered to demonstrate to Editors where they can update their area of responsibility. There are plans for several interactive demos of the new website so residents can take advantage of improved features and benefit from online communications.

Motions from the Members of Pine Meadows Homeowners Association

Motion # 1

To: The Board of Directors and Members of the PMHA

Meeting: 2026 AGM

Date: September 9/26

MOTION

Moved by: Sue Anderson

Seconded by: Mary Drew

MOTION TO AMEND VOTING STRUCTURE

THAT the definition of a Voting Member be amended from "Per Person" to "Household," whereby each designated Voting Member "household" shall have a maximum of one (1) vote at all Voting Member Meetings on each issue requiring a vote, regardless of the number of persons residing within that household.

REASON FOR THE MOTION

Equalized Voting: At all meetings of members, each designated Voting Member shall be entitled to exactly one (1) vote. In this manner, every household commands identical voting weight (1 vote per household), completely neutralizing any democratic imbalance caused by household occupancy numbers.

Motion #2

To: The Board of Directors and Members of PMHA

Meeting: Annual Meeting 2026

Date: September 9/26

Motion

Moved by: Sue Anderson

Seconded by: Mary Drew

“Conditional Main Motion: 2 group voting structure”

CLASSES OF MEMBERS

Establish two (2) distinct classes of voting members, designated as Class A (Single-Occupant Members) and Class B (Dual-Occupant Members).

VOTING RIGHTS:

1. **Class A (Single-Occupant Members):** Every Class A member in good standing shall be entitled to two (2) votes on each issue requiring a vote at all meetings of members.
2. **Class B (Dual-Occupant Members):** Every Class B member in good standing shall be entitled to one (1) vote on each issue requiring a vote at all meetings of members.

Reason for Motion

Every household will have exactly two votes, ensuring voting equity across the entire PMHA membership.

Note: The ONCA rule of one vote per member is only a default. A corporation's articles can legally override this default and give a specific class or group of members multiple votes per person (ONCA 103 and 48).

The previous removal of our 2-vote system was based on a misunderstanding of Ontario law. By passing this amendment and placing the rule into our Articles of Incorporation, the Homeowners' Association will be fully compliant with the *Not-for-Profit Corporations Act* while protecting the historic rights of single-occupant members.

Motion # 3

To: The Board of Directors and Members of the PMHA

Meeting: 2026 Annual Meeting

Date: September 9/26

MOTION

Moved by: Leslie Prior

Seconded by: Helen Waring

MOTION TO AMEND MEMBERSHIP FEE STRUCTURE

That PMHA Membership fees be assessed and charged on a per-person basis, requiring each individual resident within a household to pay a separate membership fee.

REASON FOR THE MOTION:

Population Equity: Assessing fees individually ensures financial equity across the entire PMHA population; and therefore, every individual contributes equally to the association's funding, regardless of their household size.

LIST OF CANDIDATES

2026-2027 BOARD OF DIRECTORS ELECTIONS

PINE MEADOWS HOMEOWNERS ASSOCIATION

ANNUAL MEETING

September 9, 2026

Chuck McCormack

Christian Larsen

Carmie McCormack

Anne Marie Hirons

Cathy Clendenning

Ted White

Susan Stock

Susan Laberge

Mike Agnew

Directors are elected for a two-year term and may run for additional two-year term.

They are then required to step aside for at least one year before running to be a director again.