ANNUAL MEETING OF MEMBERS OF PINE MEADOWS HOMEOWNERS ASSOCIATION
SEPTEMBER 09, 2026

Call to Order and Opening Remarks: The meeting was called to order at 10:06 a.m. by the Chair/President, Chuck McCormack.

The Chair/President began the meeting by thanking volunteers for meeting duties and setup: Gail & Brian Stanton #140 WBW, Robert Clendenning #62 ML, Larry Pope #112 WBW, Craig Howard #93 WBW, Ted White #83 WBW, and Paul Lingen #100 WBW.

The Chair/President thanked the Board for the past year service and thanked the website committee, Christian Larsen #29 WBW and Larry Pope #112 WBW for all the work done on the website over the past year.
The Chair/President welcomed everyone to the Annual Meeting & explained the use of voting paddles.

Board Members Present: Chuck McCormack #114 WBW, Lillian Chaulk #127 BC, Craig Howard #93 WBW, Ted White #83 WBW, Christian Larsen #29 WBW, Carmie McCormack #114 WBW, Anne Marie Hirons #159 PRR, Susan Laberge #103 WBW, Chris Rynberk (Past President)

Regrets: Susan Stock #192 PRR

Guests: Don Vallery, Pine Meadows Retirement Community (PMRC) owner & PMRC administrators Victoria Claxton-Olford and Anthony DaCosta. Corina Proeller -Pine Meadows Home Sales

Verification of Quorum: Secretary, Lillian Chaulk confirmed with the Treasurer, Christian Larsen, that 109 (63%) 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 Mark Hirons #159 PRR, seconded by Nicole Bernou #56 PRR. All in favour. Carried.

Approval of the Annual Meeting Minutes (AM) of September 17, 2025: Motion to approve the minutes of September 17/25, was made by Shon Sorenson #177 LBL, seconded by John Gwinn # 105 WBW. All in favour. Carried.

Business Arising from the Minutes of the AM Semptember 17, 2025: Questions and Responses:

Question 1: Sue Anderson #98 WBW questioned if Bill 91 could be discussed regarding the 'proxy voting' stating that she is affected by this since she is not always here to attend meetings.

Response: The Chair/President responded that proxy voting occurred prior to incorporation and in 2022 the Ontario Not-for-Profit Canada Act 2010 (ONCA) clarified that proxies can occur if they are included in the by-laws. Proxies are not in our by-laws, and we do not have the technical capabilities to have virtual meetings at this time. A special meeting can be called by members with a majority of members present to vote on proxies.

Question 2: Kathy Johnson #195 PRR asked if the first-aid course discussed at previous meetings is going ahead?

Response: The Chair/President replied that the first-aid training is in the 2026 AGM package and that he has spoken with St. John Ambulance. Training will be coordinated when a committee is arranged. The Chair/President will put a letter out to residents in October to see the number of residents interested in first-aid training

Recognizing New Residents since September 17, 2025:

The Chair/President welcomed our new residents and asked them to stand and be recognized.

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
John Gates	17 Pine Ridge Road

PMRC Presentation- Don Vallery, PMRC owner

Don V. welcomed everyone to the meeting and thanked the Board for hard work over the year.

He began by acknowledging resident concerns regarding the new Centre Wellington large recycling bins in the community and stated that he had hoped that it would work itself out. He mentioned that he talked to the President Chuck M. and Centre Wellington regarding recycling/garbage.

He explained an option may be available to place a large metal recycling bin in the trailer storage area where residents could drop off their recycling anytime e.g., whenever driving by. This option would replace the large blue bins stored in our garages.

Leona Howard #93 WBW suggests keeping large blue bins for a year to give them a chance.

Don V. advised that we must make this decision now (in the next month or so) and will not be able to change in the future. He stated that he will continue to work on the large dumpster /recycling bins concern and come back to us with options soon.

Projects Update:

- Repair of weeping bed: The bed was damaged in 2022 and was full of solidified sludge since then. It is now repaired; other weeping beds were cleaned out and are functioning well.
- Next year's annual rent increase is 1.9 % ; a letter will come out in next week or so.
- A new water pump is coming and the main well will be shut off for a day. This will result in a reduced water supply for one day. Notice will be given to all residents.
- Joanne Alexander #191 LBL asked if the tall weeds and grass at the back of property #181 LBL could be mowed? Don V. responded that this may be possible if she would bring it to Peter's attention at the office.
- Victoria Claxton-Olford mentioned that there are invitations in the resident mail slots to 'Resident's night' and a sign-up sheet is posted on the bulletin board.
- The date for the annual Christmas Dinner is Wednesday, November 25, 2026.
- The annual fall newsletter is coming out next week with reminders for the fall/winter.
- Fall water main flushing will happen on Wednesday, September 30.
- Mary Drew #89 WBW asked Don V. to speak regarding soliciting. Don V. replied that we should call the office if any soliciting in the neighborhood and they will come over and deal with it. An exception is for political solicitation. Political support signs must be placed in the gardens, not on the grass due to grass- cutting.

The Chair/President thanked Don V. for the updates.

Remembering those who have passed since September 2025:

The Chair/President read the names of residents and former residents who have passed since the last AGM, September 2025. A moment of silence was observed in remembrance of these residents:

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

PAST RESIDENTS
Janet Hexter
Thelma Eastwood
John Hodder

Report from the President 2025-2026 Chuck McCormack

The President's Message is included in the 2026 AGM package. There were no questions or additions.

Report from the Treasurer 2025-2026 Christian Larsen

The Treasurer stated that the Financial Report present in the 2026 AGM package explains our expenses from July 1, 2025, to June 30, 2026. He reviewed the Financial Reports and gave an overview.

Presentation of the 2026-2027 Budget

The Treasurer reviewed the comparison from last year's budget to the 2026-2027 Budget and commented on the changes (Comparison and 2026-2027 Budget are in the 2026 AGM package).

A motion to accept the Treasurer's Report was made by Shon Sorensen # 177L BL and seconded by Kathy Johnson #195 PRR. All in favour. Carried.

A motion to accept the 2026/27 budget was made by Evelyn Goodfellow # 168 PRR and seconded by Linda Ward #130 BC. All in favour. Carried.

Appointment of the Auditor/Review

Helen Waring #2 ML has audited the books for PMHA for the past two years.

A motion to appoint Helen Waring as auditor/reviewer for 2026/2027 was made by Jackie Piercy #97 WBW and seconded by Cathy Clendenning #62 ML. All in favour. Carried.

Reports of the Standing Committee PMHA

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

There were no additions to the reports present in the 2026 AGM package.

Website Fund Report (Christian Larsen & Larry Pope #112 WBW)

There was a question regarding Mailchimp & the Chair/President explained that Mailchimp is for Board communications to residents via email. It is coming soon and permission is required for this.

Motions from the PMHA Board: None

Motions from the Members of PMHA- (3 Motions)

MOTION #1

Moved by: Sue Anderson #98 WBW

Seconded **by:** Mary Drew #89 WBW

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.

Highlights of member discussion:

Linda Webster #35 WBW – commented that if there are 2 persons in one household this may cause conflict so we should have a vote each. She stated that she disagreed with this motion.
Brian Stainton #140 WBW- suggested to review motions #2 & #3 before voting on motion #1.
Sue Anderson #98 WBW stated that she was making an amendment to a substitute motion to combine both motions 1 and 2 into one.
The Chair/President stated that the motions need to be dealt with as presented in the package, unless the mover wished to rescind one or both.
Sue Anderson argued that the members present did not understand the meaning of the motions.

The Chair/President asked all members if they had read the motions by a show of hands (Paddles). **The majority responded that the motions were read.**

The Chair/President asked all members if they were ready to vote on motions 1 & 2 by a show of hands. **There was a majority response by a show of hands.**

The Chair/President asked for a vote on Motion #1 by a show of hands.
Agree = 36
Opposed = 57
Motion is put down.

MOTION #2

Moved by: Sue Anderson #98 WBW
Seconded by: Mary Drew #89 WBW

"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.

Highlights of member discussion:

Joanne Alexander #181 LBL questioned if one person is absent from a two-member household if the member present could vote for the member absent as well?
The Chair/President replied that only the member present can vote for themselves.
Sue Anderson mentioned a proxy vote would make this possible for one household member to vote for both in absence of the other.
Mary Drew mentioned that proxy vote was possible previously.
Kathy Johnson #195 PRR asked if proxy could be addressed at this meeting.
The Chair/President reminded everyone 'proxy discussion' is a separate meeting item and was not on the agenda which must be followed.
Heather Hocken #27 WBW stated proxies are available per ONCA and must be done the right way. The obligation is to members not to the Board. She suggested that members bring their suggestions to the Board.

The Chair/President asked for a vote on Motion #2 by a show of hands.
Agree - 11
Opposed - 55
Motion is put down.

MOTION #3

Moved by: Leslie Prior #122 BC
Seconded by: Helen Waring #2 ML

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.
Leslie Prior clarified the amount of the membership fee in the motion is $20 membership fee per person.

Highlights of membership discussion:
Linda Webster #35 WBW commented that the budget was just approved for a $40 household membership fee and if changed now we will have a different budget.
Joan Greenwood #88 WBW asked if the amount of membership fees covers the budget costs?
Treasurer, Christian L. replied that $40 per household covers one vote per person per household.
Joan Greenwood #88 WBW presented an amendment to Motion #3, seconded by Helen Waring #2 ML to $25 per person membership fee.
Kathy Johnson #195 PRR questioned if $25 per person would cover the budget costs for 2027?
The Treasurer responded that yes $25 per household will cover costs if both members of two-member households pay.
General discussion among members ensued regarding membership fee costs for single household vs two-member households.

The Chair/President asked for a vote on amended Motion #3 ($25 per person) **by a show of hands.**
Agree = 27
Opposed = 55
Motion is put down.

The Chair/President asked for a vote on the original Motion #3 ($20 per person) **by a show of hands.**
Agree = 15
Opposed = Majority of members & more than 15
Motion is put down.

Recognizing Volunteers Chuck McCormack

The Chair/President thanked all volunteers who work in this community to make us a great community.
He mentioned a huge thank you to the Board of Directors for all the hard work.

The Chair/President, Chuck M. presented **Certificates of Appreciation** to retiring board members:
Past President Chris Rynberk
Building Facilities Director Craig Howard #93 WBW
Secretary Lillian Chaulk #127 BC.

Proposed Board of Directors for 2026 - 2027

Chuck McCormack
Ted White
Christian Larsen
Cathy Clendenning (new)
Mike Agnew (new)
Susan Stock
Carmie McCormack
Susan Laberge
Anne Marie Hirons

A motion to accept the Board of Directors candidates for 2026/27 was made by Mark Hirons # 159 PRR, seconded by John Gwinn #105 WBW. All in favour. Carried.

Announcements from the Floor

Katheryn Dancey #33 WBW announced that the Postmaster, Lori, at Belwood Post Office is retiring and there is a card for her at the back table for signatures.
Evelyn Goodfellow #168 PRR spoke to thank the Board for the past year.
Mary Drew #89 WBW asked people to fight the 446 homes going in at the golf course on CR19 and to look online to keep informed.

The Chair/President mentioned that on Oct 7, 2026, at 7 pm there is an 'All Candidates Meeting' here in the Grand Hall- he encouraged residents to come with their questions and make their opinions known.

Date of Next ANNUAL MEETING - TBD

Motion to Adjourn: Motion to adjourn was made by John Gwinn # 105 WBW and seconded by Joanne Alexander #181 LBL. All in favour. Carried.

X _____

Chuck McCormack
Chair/President

X _____

Lillian Chaulk
Secretary

Confirmed by the Members this 9th day of September 2026

X _____

Lillian Chaulk
Secretary