

THE GRANGE HOMEOWNERS ASSOCIATION
ANNUAL GENERAL MEETING MINUTES
Wednesday, October 10, 2018

1. Call to Order

Chairperson Sean Brooks called the meeting to order at 7:03 p.m.

2. Establish Quorum

Established. 15 Households present.

3. Introduction of Board Members and Special Guests

Sean Brooks, Don Jones, Sandor Takats, Barbara Warkentin, Sean Fraser, and Scott Tywoniuk- Auditor.

4. Proof of Notice of Meeting

Notice was sent via mail out to all households, as well as a roadside sign was installed for two weeks along Guardian Road prior to the meeting.

5. Approval of Agenda

Motion: Sally Brown. **Seconded:** Wendy Miller. **Carried.**

6. Approval of Minutes of the Annual General Meeting of October 30, 2017.

Motion: Sally Brown. **Seconded:** Wendy Miller. **Carried.**

7. Reports

7.1 President- Sean Brooks

Our goal has always been to maintain the aesthetics of our community. Last year, we had our landscaping company coming every two weeks. This past year, we decided to have them come to all areas each week. We have noticed a difference in the look of the community in terms of weeding and garbage. We also finished planting on the corners of Guardian Road that were missed due to construction last year. We are constantly looking at redoing any large projects (mulch, paint). Collections have continued to pursue accounts in arrears.

7.2 Treasurer- Sandor Takats

Budget explanation.

In the bank \$154322.73. Outstanding fees- \$24797.13 (215 units).

- **Question:** When speaking of accounts in arrears that are sent to collections, does that mean for only one year?

Answer: Our policy is to send accounts to collections when they are two years in arrears and owe more than \$100.

7.3 Auditor- Scott Tywoniuk

2017 Audited Financials:

Following the auditing standards, nothing was out of the ordinary and all is well financially with the Association. The financial statements are presented fairly.

No questions asked.

8. Election of New Board Members

We are looking for new people to join the Board to help take on new projects throughout the year.

Nominations: Sandor Takats and Barbara Warkentin were nominated by Don Jones. Both accepted. Denise Forwick-Whalley was nominated by Sean Brooks and accepted (written acceptance given in her absence). Karen Jones-Kryslar and Sally Brown nominated themselves. As we are under our threshold of nine board members, all are elected by acclamation.

9. Open Floor Discussion

- **Question:** Grantham Drive is apparently going to be extended (further south?) and parking in the area is currently difficult because of the park. What are they going to do when busses arrive in the area?
Answer: The area is currently owned by a private developer which has yet to develop the road. This developer requires approval from specific homeowners to override the encumbrance. If there are any changes from the City, we will help relay the information to our members.
- **Question:** There are issues with parking in the area currently. What can we do?
Answer: Speak with neighbours and contact the City.
- **Question:** Is there any indication about the condition of the small park at Graham Gate and Graham Wynd.
Answer: We have not heard anything about it yet. This is something that the new board can pursue along with the Community League.
- **Question:** There are issues with parking in front of mailboxes.
Answer: Unfortunately, as a HOA we cannot help with any parking issues, so homeowners need to contact the City.
- **Question:** Are we responsible for the new drainage pond by the basketball court on Guardian Road by the brown condos.
Answer: We are not responsible for that area or the brown condos backing onto Anthony Henday, and it might belong to the City.
- **Question:** Is there talk of making the pole banners larger?
Answer: Unfortunately, they are as large as we are allowed to make them.
- **Question:** Have we heard anything about developing the open field?
Answer: We have not heard anything yet.

10. Adjournment

Motion: Troy Aardema moved to adjourn the meeting at 7:54 pm. **Seconded** by Dianne Nikolyszyn. **Carried.**

Date: Approved October 26, 2020

D.F. Whalley

Denise Forwick-Whalley
President The Grange Homeowners Association