



2014-2015 SLOA Annual General Meeting (AGM) Minutes

Date: Wednesday, November 26, 2014, 7:30 P.M.

Location: Gloucester Lions Hall, Fred Barrett Arena, Leitrim Rd.

Chair: Rob Vastag

Board members present: Rob Vastag, Sandi Bonini, Dan Weslake, Claudia Buttera, Dennis Thomasson, Leslie Rideout and Rima Markunas.

Absent: Steve Baumann

Minutes: Rima Markunas

Residents present: A total 22 Sunset lakes residences were represented by attendees of the meeting.

Introduction of SLOA Board Members

Each member of the board introduced themselves and briefly spoke of their role. It was noted that Steve Baumann had done an excellent job in the important role of overseeing community pool requirements but due to a family emergency was unable to attend the AGM and in fact has had to step down from the board. A call for volunteer(s) for the role of 'pool operations coordinator' was put forward.

Welcome

Recognition of and welcome to our new neighbours who have moved into our neighborhood in 2014. List of names read aloud.

2014-2015 SLOA AGM Agenda - Amendment & Approval

Leslie highlighted changes to the order of agenda.

Approval of Minutes from previous AGM

Motion 1: Rob put for a motion to approve minutes from the SLOA AGM of November 28, 2013 minutes. First approval by Chris, second by Neil. Motion carried.

Gardens and Trees

Claudia informed attendees that community gardens have been pared down from the years when community was being established and most lots were not yet built upon. Claudia then detailed community garden areas which are currently maintained. She informed us that the gardens are being transitioned to being

planted with ornamental grasses. This reflects current trends and has the added benefit of requiring less maintenance.

As well, Claudia informed that a number of dead trees were identified as needing removal over this past summer. Manotick Tree was consulted about doing the work however, volunteers stepped up to the project. A number of trees have already been taken down with a few more remaining. The work of the volunteers resulted in a helpful cost savings to the community.

Lake Water Quality

Denis reported that bacterial treatments for all lakes currently being treated are up to date. A report from Canadian Ponds indicates a healthy status of our lakes. The report was on hand and available to anyone upon request.

Denis discussed the ongoing bacteria treatments of our lakes. Explaining that the products used are naturally occurring and are completely benign. As such it does not pose any compromise to children, pets, adults or wildlife. As weather and natural conditions such as wildlife and weed growth are in constant flux the lakes are monitored on an ongoing basis and treated accordingly. Residents in the audience commented that this past summer the lake conditions were much improved. As well there was some discussion noting the benefits of the bubblers since their installation.

Denis highlighted that he has negotiated a special agreement with Home Hardware for the residents of Sunset Lakes whereby we can purchase lawn fertilizer with low nitrate and phosphate levels for a reduction of 25%. This agreement will continue into 2015.

After 5 years of volunteer service on the board in the capacity of overseeing lake water quality Denis is looking ahead to stepping down. In transferring the portfolio, Denis would like to work with and mentor a volunteer(s) during the summer of 2015. A call was put forward for volunteers.

Pool Update

As Steve was unable to attend this meeting therefore Dan presented the update. All operations are running smoothly due to Steve's continued and committed efforts. Some discussion around the wading pool being closed for the time being and indicating that addressing its needs will not be on the table for 2015, due to budgetary constraints. As Steve has had to step down from the role, a call for volunteer(s) to manage the pool the upcoming summer of 2015 was put forth.

Lawn and pool area landscaping

The lawn care provider for the 2014 season was **Blade Effects**. Some discussion around considering other proposal bids. It was noted that a formal bidding process

would be cumbersome for the board to tackle and not possible with current number of board members. A call for volunteers was put forth. (You may be noticing a trend here! Volunteers are needed to support our community) **Blade Effects** operates within the \$8000 budget and they are doing an excellent job. Sandi mentioned that given **Blade Effects** excellent track record, consideration will be given to signing a 3 year contract with them. However, the board reserves the right to select an alternate contractor should **Blade Effects** be unwilling or unable to fulfill the terms of the contract.

Design Review & Covenants

Dan detailed the design review process and discussed the intention of the policy. Indicating that this policy is not meant to be adversarial. The intention is to work with homeowners to maintain aesthetics of our neighborhood. For example complimentary exterior building material and location of a shed would be considered to make it as discrete as possible. It was stressed that early submission of design requests will provide the SLOA design review committee sufficient time to consider and reply in a timely manner. We do not want this process to become an impediment to the homeowner.

As well it was noted that, according to both the Sunset Lakes covenants and the city of Ottawa zoning by-laws, it is illegal for residents to use their properties for long term storage of trailers, boats or the like. We pride ourselves on our community. To that end adhering to the covenants and the by-laws is important.

Community Events & Social Activities

Leslie introduced herself as the Community Events volunteer and reviewed some of the activities that she did a great job in organizing throughout 2014.

Easter Egg Hunt which had face painting and a photo booth for families to enjoy.

Weekly tennis lessons held at our tennis courts located across from the pool area.

Family movie night located at the pool.

TGIF with potluck meals has received great turn outs, with approximately 62 people at the most recent one.

Annual sleigh ride which has a horse drawn sleigh rides as well as cookies and a bonfire.

Events are open to all residents and their families and we look forward to seeing our neighbours in 2015.

Welcoming of New Residents

Rima introduced herself as the person who meets with new residents as they move in to our neighbourhood. This is an opportunity to give them a warm welcome and to tell them about the fantastic community events and our amenities and to answer any questions the new residents may have. Rima noted that it is the people that are the strength of our community. It is what make this community a special place to live. "Many hands make light work" the more people who pitch in the more can be done and the more fun will be had. If anyone has any particular strength or interest they would like to share with their community, please let us know. Volunteers with a lot or just a little time to pitch in, are very welcome. Join us and let's make this community a special place to live.

2014 Financial Report

Sandi presented the financial report including operations, capital projects and discussed reserve fund.

Motions 2 & 3: Rob put forth a motion to approve the Financial Report without an Audit. First approval by Chris, second by John. Motion carried.

2015 Amenities Plan – AREC Committee

Rob read out the names of the AREC members and explained the role of AREC. Rob then went on to describe the proposed projects for 2015.

Pool fencing and area landscaping

Several quotes indicate a budget of approximately \$15,000 is needed to replace the fence and approximately \$5,000 to address the landscaping of the park area to include a few trees, benches and to cover up of the well cap. Depending on the final cost of the new fence, the portion of the budget allocated to park landscaping will be used as a contingency to supplement the pool fencing.

Motion 4: Rob put forth a motion to approve the pool fencing replacement, as proposed. First approval by Sandi, second by Laura. Motion carried.

Motion 5: Rob put forth a motion to approve the area landscaping project, as proposed – including the possibility that the portion of the budget set aside for this project may be transferred over to the pool fencing replacement project. First approval by Dan, second by Sandi. Motion carried.

Tennis courts

Slides showing surface repair work done in 2013. However the cracks reappeared in 2014. SLOA did receive a credit of \$1,800 for repairs that had previously been done but subsequently failed. This credit, along with an additional \$7,000 which had already been approved for this project, will directed to the cost for a superior Armour Crack Repair system to be done in 2015.

Tranquil Gate Sign Refurbishment

The wall mortar of the sign is beginning to crumble. A quote of \$1,500 + HST to repair was presented.

2015 Annual Operating Budget

Sandi lead a discussion around the cost of maintaining an aging infrastructure and maintain the contingency reserve fund. There was a lively discussion. Some wanted the reserve fund to be the priority while others felt keeping our amenities refreshed is important both for both the enjoyment of our community and for maintaining the value of our properties.

It was noted that the largest part of the maintenance budget goes towards the lakes. As noted in the section titled Lake Water Quality, a report from Canadian Ponds indicates a healthy status of our lakes for the 2014 summer season.

The second largest share goes towards pool maintenance. Dan, speaking on behalf of Steve, remarked that Steve had the structure of our pool evaluated during the summer of 2014 and it was reported that the pool looks to be in good shape currently. The life expectancy of the pool is a direct result of continued regular maintenance.

Refer to section under *2015 Amenities Plan – AREC Committee* for details on 2015 objectives.

Discussion around a proposed increase of 2015 SLOA Annual Dues from \$400 to \$450. Some concern was expressed that this may put a hardship of some residents. It is true the Annual Dues were raised for 2014 at the previous AGM however, at that time it was noted that an additional increase of \$50 may be required for the 2015 year.

Motion 6: Sandi called for a vote to increase the SLOA annual dues to \$450. For 2015. A show of hands indicated 18 Yeas, 4 Nays, with no Abstentions (one vote per household represented @ the meeting). First approval by David, second by Neil. Motion carried.

Motion 7: Sandi called for a vote to approve the Operating and Capital Budget for 2015. With a show of hands 17 Yea, 3 Nay, 2 Abstention. First approval by Ivan, second by Sylvie. Motion carried.

Thank you to Volunteers

It was noted that many people pitched in for small jobs along the way and for people who helped with the spring and fall clean-ups. A huge thank you to all on behalf of your Sunset Lakes neighbours. You are the heart and soul of the Sunset Lakes Community.

Request for Volunteers

The discussion focused on convincing residents to volunteer and participate in the various activities – not just on the SLOA board but in the various activities that occur throughout the year.

Election of 2015 SLOA Board

Some discussion asking for volunteers to the board. Most notably and secretary and someone to manage the pool functions for the upcoming summer. No one stepped forward.

Motion 8: Rob put forth a motion to approve reelection of current board members. First approval by Neil, second by John. Motion carried.

As a small token of appreciation for her longtime service as a SLOA board volunteer, a gift was presented to Claudia Buttera. Her participation as an active and passionate member of the SLOA Board of Directors, for more than 10 years, is greatly appreciated. Thank you for all that you have done.

Q & A Session

Various questions were raised by the residents regarding the information presented during the meeting but the discussion failed to result in any specific action being taken. No further motions were raised.

Adjournment

Motion 9: Rob raised a motion to adjourn the meeting. First approval by Sylvie, second by John. Meeting adjourned @ 9:30 pm.

Thank you to all who participated in the meeting.