



## SLOA Meeting Minutes

**Meeting Date:** Nov 25, 2021 7 pm

Meeting in-person at Greely Community Centre

Total number of people present: 30

**Board Members present:**

Sandi Bonini, Lena Grygoryev, Doug Thompson, Cherylynn Brekalo, Marc St Pierre

These minutes are accompanied with AGM slides in a separate document.

## Opening

Meeting was opened by SLOA Treasurer Sandi Bonini..

Agenda of the meeting was presented.

**Motion 1:** to approve the 2021 SLOA AGM agenda

Moved By: Cherylynn Brekalo

Seconded By: Steve Baumann

Voted: all in favour

**Motion 2:** to approve the minutes from the AGM held 25 November 2020

Moved By: Cherylynn Brekalo

Seconded By: Lena Grygoryev

Voted: All in favour

## 2020 Year In Review

### Lakes And Ponds Committee

Cherylynn Brekalo and Sandi Bonini presented through the slides provided by the Lakes and Ponds committee. They provided information regarding the water quality maintenance activities performed on each of the four (4) lakes and ponds that were performed during 2021. See slides 6-17.

Question was asked: why does Twin Lake show higher levels of e-coli?

Answer provided by Caludia Buttera: because Twin lake is higher than the other lakes and collects the runoff from a much larger area, before the water enters the Sunset lake.

## Geese & Duck Problem

Caludia Buttera spoke about addressing the Duck and Geese problem at the lakes this year. Caludia was instrumental this year in getting the government permit for control of Geese eggs and finding the service.

Please see slides 18-19.

## Community Pool

Mark Saulnier was this year's pool Champion. He spoke about the pool maintenance and updates performed this year. See slides 20-21 for details.

Question from the floor: Can we have more shade in the Pool Area

Answer: we are looking at replacing umbrellas and adding more shade at the pergola.

## Common Areas

Sandi Bonini spoke about work in the common areas See slide 22.

## Tennis Courts

Marc St.Pierre presented the work completed on the lower tennis court, as a major renovation that was approved at last year's AGM. See details and pictures of "before and after" in slides 23-26.

Question from the floor:

Steve Baumann spoke about the new type of plastic covering for tennis courts that is very durable and reasonably priced. It could be potentially considered as a solution for the aging upper court.

Marc has agreed that it is worth looking into and it is something he also is aware of.

## Entrance Sign Replacement

Cherylynn Lynn Brekalo spoke about the status of the entrance sign update project.

Due to the pandemic there was a significant increase to the cost of materials as well as a shortage of materials (granite). It was decided by the Board to push the project to next year. A new quote will be obtained in the spring of 2022 and if greater than a 5% variance will go to the community for a vote. Information is provided on Slide 27

## Reserve Study

Cherylynn Lynn Brekalo also presented the Reserve Study update. The study was commissioned in 2020 and completed in 2021. Detailed information provided on slides 28-29. And the reserve study itself has been distributed to the residents by email during 2021.

# Financials

## 2020 Financial Report

Sandi, our Treasurer, delivered information and a slide on the 2021 Financial results - see page 30 of the slides.

Question from the floor: why is there a difference in income Budgeted and projected.

Answer: unfortunately there are some properties that are chronically delinquent on payments, some over multiple years.

**Motion 3:** To approve the 2021 financial report as presented

Moved By: Cheryllynn brekalo

Seconded By: Lesley Rideout

Voted: All in favour

**Motion 4:** To approve that the Sunset Lakes Owners Association will NOT be appointing an auditor to audit the 2020 financial statements

Moved By: Sandi Bonini

Seconded By: Mark Saulnier

Voted: All in favour

## 2021 Fees remain the same

Annual fees remain at 500\$. Details about payment provided on slide 32.

## Reserve

Sandi presented Reserve Fund summary page (slide 33)

This year we contributed the whole regular planned amount 10% and also had additional contribution due to the delay with the Entrance Sign renovation project.

## 2021 Budget Proposal

Sandi presented the budget proposal, see slide 34

Question from the floor: is there a plan for more lighting on the streets to improve security?

Answer: there are no plans to improve lighting as it does not belong to the list of community-managed assets. All houses are supposed to maintain functional lightning posts at the end of the driveway, as per covenants.

**Motion 5:** To approve the 2021 Budget option 2 which includes both Tennis Court and Entrance Sign renovations

Moved By: Sandi Bonini

Seconded By: Steve Baumann

Voted: All in favour

## Covenant Disputes

Sandi Bonini and Cherylynn Brekalo spoke about the two currently ongoing covenant disputes. Please review slides 37 and 38 for more information.

## Community activities

Lesley Rideout spoke about social activities in the community. She reminded that there are a lot of odd jobs available for students to earn their volunteer hours for high school.

## SLOA Board Election

The proposed slate of the SLOA board was presented to the floor. 3 members left the board this year (Dan Weslake, Bill Rideout, Cherylynn Brekalo) and 3 new members are willing to join.

**Motion 6:** to approve the slate of the Board for 2022

Moved By: Cherylynn Brekalo

Seconded By: Alan Morissette

Voted: All in favour

## General Questions from the Floor

Question: there are sometimes abandoned canoes and paddles left on the shores of the big lake.

Comment: kids sometimes forget to bring back the equipment so volunteers need to bring them back. Reminder to parents to ask kids to care and return equipment to the proper place after use.

**Motion 8** - to adjourn the meeting.

Moved By: Sandi Bonini

Seconded By: lena grygoryev

Voted: All in favour