|  | SLOA Meeting Minutes **Meeting Date**: Nov 27, 2022 7 pm  Meeting in-person at Greely Community Centre  Total number of people present: 41 (including board members)  Properties represented 34 (total votes)  **Board Members present**:  Mark Saulnier, Sandi Bonini, Lena Grygoryev, Doug Thompson, Anu Peters  Marc St Pierre, Joe Furo  These minutes are accompanied with AGM slides in a separate document. |
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# Opening

Meeting was opened by SLOA President Mark Saulnier

Agenda of the meeting was presented.

**Motion 1**: to approve the 2022 SLOA AGM agenda

Moved By: Dan Weslake

Seconded By: Diane Saulnier

Voted: all in favour

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

Moved By: Steve Baumann

Seconded By: Mike Brescacin

Voted: all in favour

# 2022 Year In Review

## Lakes And Ponds Committee

Dan Anderson 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 2022. See slides 6-17.

Note added by Dan Weslake: To prevent algae growth It is better to use fertilisers that have N-P-K values in single digits. When you use higher fertiliser, it will make your grass greener but these chemicals are very soluble and they flow down to our lake system and encourage growth of weeds and algae.

Question from the floor: do we know how other lakes in neighbouring communities are doing?

A: yes, they are generally good on nitrates and e-coli, but higher on algae, because of over-fertilisation. Especially when there is no aeration program.

Question: are our lakes natural or man-made?

A: Our lakes are the result of sand quarry operations many years ago and you can call them man-made, excavated. They are naturalised ponds that have a storm water retention function.

Note from Dan Weslake: Corn gluten is a very good product to use for weed control. It is both a low-number fertiliser and a weed control when applied in early spring before weed germination begins as it inhibits germination.

## Geese & Duck Problem

Marc St-Pierre provided an update on the geese control activities in SLOA. This year again we have obtained a permit for damage and danger. And community volunteers performed a search for the egg nests. However, we were unable to find any nests. In the future if you observe a geese nest or eggs, please let the Board know and we will deal with them.

We plan to continue the Geese egg management in the next year.

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 for details.

Next year Joe Furo will take over the pool management duties. Joe presented the work planned for the pool next year See slide 21

Reminder: when you are using BBQ or pool tables, please always clean up after yourselves.

## Common Areas

Marc St-Pierre spoke about work in the common areas See slide 22.

We are looking to purchase a rototiller to keep the beach in good shape.

Note: we are missing a volunteer to take care of the beach. Please let the board know if you are interested (sloa@rogers.com)

## Tennis Courts

Marc St.Pierre presented the work completed on the tennis courts this year and planned for next year. See slides 23-24.

## Entrance Sign Replacement

Mark Saulnier spoke about the progress and plan for the entrance sign renovation project:

Back 2 years ago in 2020 at the AGM we decided to replace the sign at an agreed budget. However due to COVID-19 the prices for construction materials went up so it made the approved design and budget impossible.

This year we tried to get some quotes and came up with the simplified solution to rebuild the front sign in a different design.

Slide 26 provides a drawing of the design. Existing letters will be re-used (sand-blasted and repainted). Our new SLOA logo/crest will be manufactured in aluminium and auto-grade paint and places as indicated on the drawing. The current structure will be dismantled so that the bricks that are in good shape can be reused for the new structure sides and backing. The front of the structure will be laid out with large granite stone panels (sample presented at the AGM). A good quality capping panels (coping stone) will be placed on the wall top to prevent water damage.

Information is provided on slide 27

Discussion on the floor

Question: what about the smaller signs on the Old Prescott entrance?

Answer: the north sign will be removed and the south sign will be renovated separately. The current project no longer includes the smaller sign, however we estimate that the cost of renovating it may be small enough to fit in a regular annual maintenance budget. First we want to handle the main sign renovation and then will take care of the smaller sign.

**Motion 3**: to replace the Tranquil Gate entrance sign with the design presented today at the AGM at the cost of $27,000. This design and cost will replace the design and cost previously approved at the AGM 2020.

Moved By: Dan Weslake

Seconded By: Steve Baumann

In favour: 32

Opposed: 2

Abstentions: 0

Proposal approved.

# Financials

## 2022 Financial Report

Sandi, our Treasurer, delivered information and a slide on the 2022 Financial results - see page 29 of the slides.

**Motion 4**: To approve the 2022 financial report as presented

Moved By: Diane Saulnier

Seconded By: Dan Weslake

Voted: All in favour

Question: has there been an audit before?

Answer: No, we never had a need for an audit. We have always had professionals who were doing the books. Also we have done a Reserve Study last year. For the depth of this budget there is no need normally to do the audit. However it is a formal requirement to vote on this every year at the AGM.

**Motion 5**: To approve that the Sunset Lakes Owners Association will NOT be appointing an auditor to audit the 2022 financial statements

Moved By: Dan Weslake

Seconded By: Delilah Mobbs

In favour: 32

Opposed: 1

Abstentions: 1

## 2023 Fees remain the same

Annual fees remain at 500$. Details about payment provided on slide 31.

## Reserve

Sandi presented Reserve Fund summary page (slide 32)

This year we plan to contribut the whole regular planned amount 10%

Question: is the Reserve fund invested

Answer: yes, it is invested in a staggered system investing in GICs every year so that every year we have some GICs maturing and providing free money in case it’s needed.

Question: are the Reserves allowed to be used for community spending

Answer: yes, this is the main purpose of the reserves - to provide for big-ticket capital projects to renovate ageing facilities, which cannot be fit into regular operating expenses.

## 2023 Budget Proposal

Sandi presented the budget proposal, see slide 33

**Motion 6**: To approve the 2023 Budget

Moved By: Anu Peters

Seconded By: Michael Pranger

Voted: All in favour

## Covenant And Design Review

Joe Furo presented Covenant and Design Review slide 35 and asked to please remember to submit requests for design review if you’re making any renovations or additions in your outdoor parts or property. The design review is not meant to prevent you from doing something but rather to help and guide and to avoid mistakes. We (the Design Review committee) will gladly work and cooperate with you on the approval.

Mark Saulnier reminded us about the 3-week limit on storing trailers, boats and other large vehicles in the driveway. This is a courtesy SLOA allows, please don’t abuse it.

## Covenant Disputes

Joe Furo presented the current active Covenant Dispute case. See slides 36-37.

Floor discussion.

**Motion 7**: To approve authority for SLOA Board to secure legal representation to pursue a resolution in reference to the fence at 6906 Lakes Park Drive. Initial amount not to exceed $30,000. If additional funding is needed the Board will come back to the community for approval.

Moved By: Dan Weslake

Seconded By: Louise McEwen

In favour: 26

Against: 2

Abstentions: 6

Motion approved

## Community activities

Anu Peters spoke about social activities in the community.

Note: we need a champion to organise more community events and social activities, as our long-time champion Lesley Rideout can no longer dedicate the required time to this. We have a budget for this.

Anu reminded that there are a lot of odd jobs available for students to earn their volunteer hours for high school.

Question: is the pool party reservation fee still active and returned back if the facilities are left clean and in previous state?

Answer: yes

Doug Thompson, our Community Ambassador, presented information about the role of the community ambassadors - to welcome new members and inform them of the different benefits SLOA has to offer.

Reminder: make sure to put your email address on SLOA distribution list. It is ok to have more than one email address on the list for the same property.

## SLOA Board Election

This year SLOA board has 3 members stepping down and new members replacing them.

Marc St-Pierre steps down from Board activities while remaining to be the Tennis Court champion.

Lena Grygoryev steps down from the Board and Cheyanne Noseworthy will take an open spot.

Sandi Bonini, our Treasurer for many years, steps down and the place is open, while there is already one candidate, the position is still open.

The proposed slate of the SLOA board was presented to the floor.

**Motion 8**: to approve the slate of the Board for 2023

Moved By: Steve Baumann

Seconded By: Dan Weslake

Voted: All in favour

## General Questions from the Floor

Steve Baumann will volunteer to repair any bubblers if needed.

Cheryl Brekalo will volunteer on the Design Review committee

**Motion 9** - to adjourn the meeting.

Moved By: Cheryl Brekalo

Seconded By: Lena Grygoryev

Voted: All in favour