

SLOA Annual General Meeting

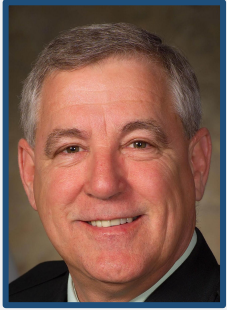


November 15, 2023

Agenda

- 01** Introduction of the Board & Committees
- 02** Approval of the Agenda & 2022 AGM Minutes
- 03** 2023 Annual Community Update
 - Lakes & Ponds*
 - Projects*
 - Common Amenities*
 - Covenants & Design Review*
 - Social Activities*
 - Communications*
- 06** 2023 Financial Report
- 07** 2024 Proposed Annual Budget & Approvals
- 08** Election of 2024 Board & Approvals
- 09** Adjourn

Our 2023 Board



Mark Saulnier
President



Stephane Parson
Treasurer



Anu Peters
Secretary



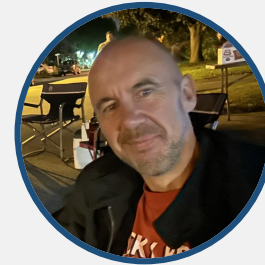
Joe Furo
Board Member



**Cheyenne
Noseworthy**
Communications



**Doug
Thompson**
Board Member



Bill Rideout
Board Member

Our Committee Leaders



Joe
Furo



Anu
Peters



Mate
Brekalo

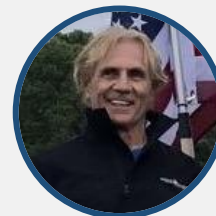
Design Review



Lesley Rideout
& Tracey Woodman
Social & Community



Doug Thompson &
Heather Councill
Welcome Committee



Danny Anderson
Lakes & Ponds

Opening Motions

01

Motion 1

Approve the 2023 AGM Agenda



- Yes
- No
- Abstain

02

Motion 2

Approve the Minutes from the 2022
AGM held on November 29, 2022



- Yes
- No
- Abstain

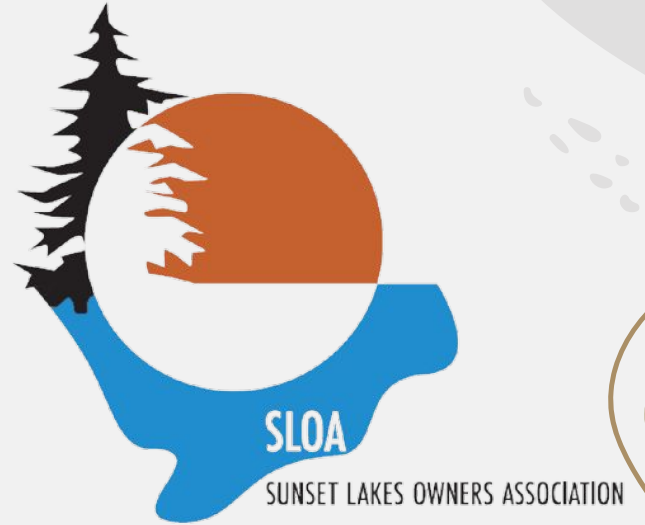
Annual 2023 Report

Year in Review



Lakes & Ponds

Danny Anderson



Lakes & Ponds Committee

Objectives



Stewardship

5 committee members

Members of the committee are located on each of the four lakes and are engaged in ongoing attention to the particular needs of that pond



Vegetation Removal

Any organic matter that enters or grows in the pond must either decay and escape as carbon dioxide or be removed prior to decay



Encouraging Community Support & Participation

Residents are encouraged to use organic fertilizers with very low nitrate and phosphorus components as well as regular maintenance repair and replacement of septic systems

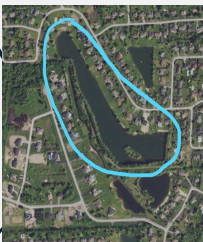
Responsible for our 4 Lakes

Full 2023 water report was emailed out to all residents before the AGM

Sunset Lake

1

This season the quality has been excellent. Regular measurement demonstrated non detectable nitrates when sampled on two occasions.



2

North Pond

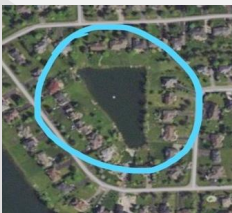
Waterside Court
The pond is healthy. While e-coli and nitrate levels remain low, indicating good water quality, there has been a noticeable uptick in algae growth year-over-year.



Twin Lake

3

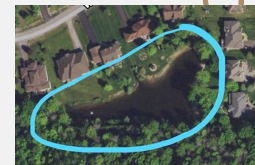
The overall water quality and clarity was very good again this year with low E. Coli and nitrogen levels



4

South Pond

Water clarity on South Pond remains very good. Some different forms of algae appeared late season, perhaps similar to what was observed on the North Pond. This will be closely monitored in 2024



Thank you to our residents who supply power to our bubblers to keep our lakes healthy!



2023 Water Quality Results

Annual water sampling program.

1st Test Date; July 14, 2023
2nd Test Date; October 16, 2023

Results; All Positive Results

A long-time resident of Sunset Lakes has been monitoring Sunset Lakes water level for 20 years and has reported that the lake level has remained very stable with a few exceptions during very dry summers.

The lake level has averaged between 102.5 to 103.2 (m).

City of Ottawa Guidelines



Lake Sampled (July 14th, 2023)	NITRATE LEVEL (N-NO3)	E. COLI LEVEL
Sunset Lake	<0.10	19
Twin Lake	0.21	16
Misty Morning Pond	<0.10	33
Waterside Court Pond	<0.10	6

Lake Sampled (October 16, 2023)	NITRATE LEVEL (N-NO3)	E. COLI LEVEL
Misty Morning Pond	<0.10	4
Waterside Court Pond	<0.10	12

Lake Samples	NITRATE LEVEL (N-NO3)	E. COLI LEVEL
Acceptable Limits <i>See report for more details</i>	Ontario drinking water objective is < 10.0mg/L	No swimming advisory if reading > 200 per 100mL of water.



Geese & Ducks

0

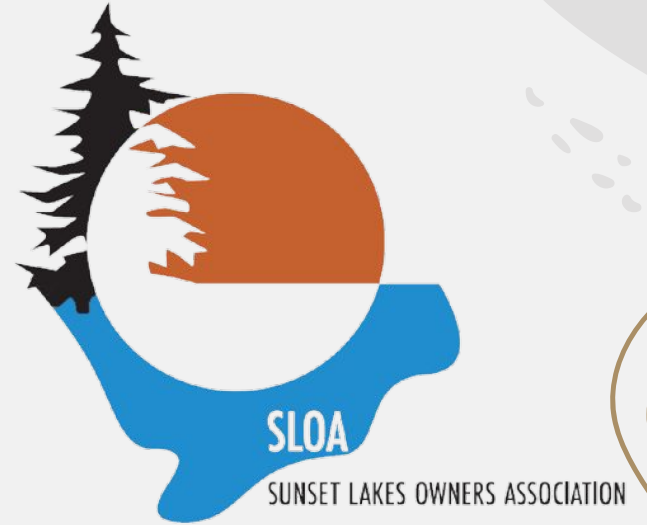
Oilings or reports from the Community in 2023

Thank you to community Volunteer, Lena Gregoryev for obtaining our government licence this year for geese management.

Reminder; Notify us as soon as you see a nest so we can safely treat ASAP

Projects

Mark Saulnier



Major Projects Completed in 2023

- ✓ Onboarding new Board Members
- ✓ Spring Clean-up & Pool Opening
- ✓ Fall Clean-up & Pool Winterizing
- ✓ New Sign Completions
- ✓ New Pool Fob System
- ✓ New Basketball Net
- ✓ Work on the Tennis Courts
- ✓ 2024 garden work started & new volunteer
- ✓ Financial Recovery
- ✓ Many Design Review Submissions & Approvals
- ✓ New Date for Annual Fees Recommendations
- ✓ New Park Bench



Park Bench Donation Initiative

This year a beautiful new, high quality, park bench was added to our park.

A thoughtful way to contribute to your community

Have your personal or business name mounted on a brass plaque.

Goal in 2024; 3 benches in beach areas

Goal in 2025; 3 benches along our trails & twin lakes beach

Total Cost of Each; <\$2,000



Sign up sheet is available here tonight.



Annual Fees Recovery

This year we undertook an initiative to recover as many of our arrears as possible.

Total Recovered; **\$10,487** (as of Nov 9, 2023)

Properties put back to good standing; **24**

Total Outstanding; **\$14,319** (9 properties)

Next Steps;

- Outstanding properties; 9
 - 4 have remediation plans
 - 5 will be sent to SLOA Legal Counsel for possible leans
 - 2 are in ongoing discussions



Major Projects Proposed in 2024

- ❑ Covenants Review & Re-write
- ❑ Pool
 - ❑ New Signs
 - ❑ New Furniture
 - ❑ Research & Quoting for Canopy / Shade (work to be done in 2025)
- ❑ Tennis Courts Repair
- ❑ Lakes & Ponds (Vegetation removal and 2 bubblers)
- ❑ Minor Trail maintenance
- ❑ Continue recovering outstanding fees
- ❑ Continue progress on open design disputes

Proposal; Covenants Review/Rewrite Committee



Situation - Our Covenants are valid and recognized by the Supreme Court of Ontario. Certain Items could be considered obsolete and not valid in today's environment

Mission - To review and provide an in depth proposal in the form of an update/amendment sheet/cover sheet of changes to be legally submitted to the province to be attached to or replace our current Covenants.

Start Up Documents - Board will draft a list of requirements expected to be produced and guidance on what the desired end state (final document) should reflect in order to support our community moving forward.

Upon the completion and approval of the revised Covenants, a Coles notes version will be produced for daily use by all members.

Requirement - [Volunteers to form a committee of up to 6 members with a self elected chairperson](#) to work independently over the next 6 months to draft a proposed document to present to the board so we can move forward with it to be approved.

[Sign up sheet is available here tonight.](#)

Common Amenities

Joe Furo



Pool

Updates

Summer 2023:

- Opened May 24 weekend
 - (thanks for all the help!)
- New FOB System
- Turned the pool green
 - *Made it Blue Again (Phewww)*
- Lost a screw for a pool light
- Broke the heater – Got new Heater (Warranty)
- Broke the modem – got 3 new Modems ?
- Security Camera System is Back up
- Clogged the sand filter – Poor maintenance
- Thanks to the kids for all the POOL help
- Removed big group of Bushes
- Removed damaged furniture
- Bought 4 new Adirondacks
- Bought sand Diggers – Fix'd sand diggers
- **Closed October 1st 2023**

Rule Reminders

Just the Standard:

- No GlassWare please
- Keep the Gate closed at all times
- Please be respectful of others
- Clean up after yourselves
- LOST & FOUND

Event Reso's: (Social Committee Bookings)

- Birthdays
- Any celebrations
- Music Nights

2024 Goals:

- Shade
- New Furniture
- Remove Grassy areas within the Pool Fence



Covenants & Design Review

Joe Furo



What we do



Purpose;

The committee exists to preserve long term quality across the community. We work with homeowners to ultimately approve plans that work for the homeowner & the community.

5 Approved Applications in 2023

Basic Reminders;

- All building plans must be reviewed & approved
- Waterfront development must be approved
- Easement can not be constrained
- No long-term parking of trailers, motorhomes, boats, etc. for > 3 weeks



Please let us know if you plan to do any major exterior renovations.

This helps us answer any questions from your neighbors.

Active Disputes

01

Fence Dispute 1 (Near Trail)

- Started; 2021
- Issue; Unapproved fence installed on property & encroaches on easements & SLOA property
- Latest Update; Pending Court Date of March 2024
- 2023 cost-to-date; \$4,390 (incl. survey)
- Plus approved carry-over; \$25,610

02

Fence Dispute 2 (Near Sunset Lake Beach)

- Started; 2021
- Issue; Unapproved fence installed on property, is too close to the lake
- Latest Update; Home owner has been provided options which adhere to SLOA regulations. Pending response from homeowner.
- Our lawyer has been engaged.

Commercial Vehicles on site

(Waterside Court)

- Started; 2023
- Court Date Pending; 7 Dec 2023 @1:30
- City bylaw violation of Commercial Vehicle on Property > 3 weeks

03

Financial Recovery of Dues

(9 various)

- Started; 2023
- Exploring non-escalated recovery
- Remaining non-paying sites will move to legal for potential liens on properties.

04

Community Events & Social Activities

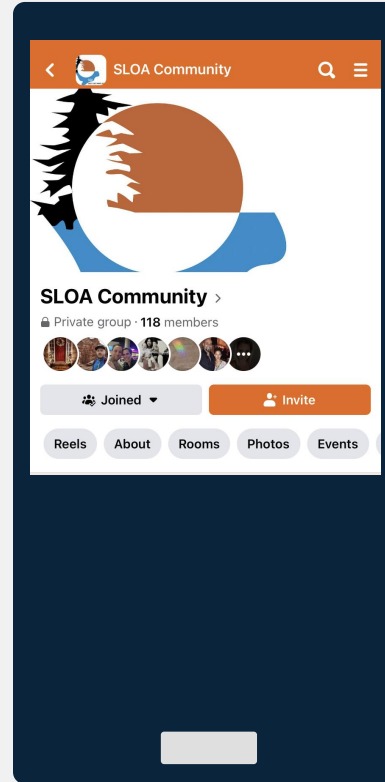
Lesley Rideout





Join our Facebook Group

Name; SLOA Community



Other social activities

Done in 2023

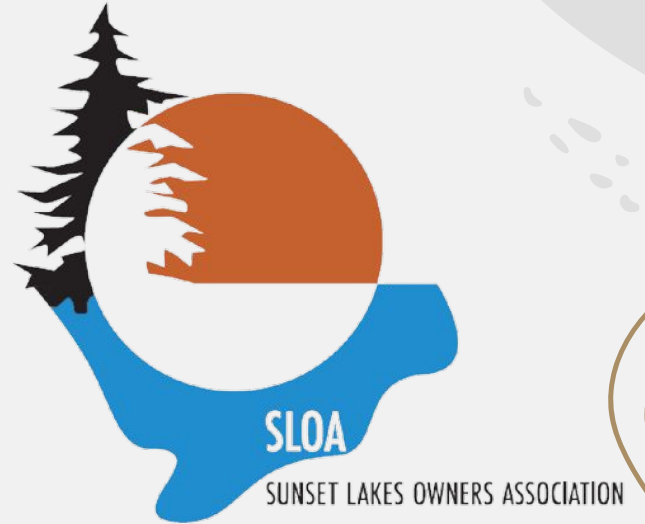
- Welcomed numerous new families to the community
- Achieved 25 Volunteer hours for Teens
- 10 Pool Birthday Party Bookings
- 3 Music Nights to meet the neighborhood musicians and neighbors
- Canada Day Parade
- Canada Day House Decoration Contest
- Community Involvement for Spring and Fall cleanup days
- Participated in the Greely neighborhood garage sale and community clean up

What's coming

- Seeking someone to be a Young Families Lead / Coordinator for events for that demographic
- Encourage your teens to sign-up for their volunteer hours
- Community member are invited to ski for free four Wednesdays in July with the Sunset Lakes Waterski Club

Communications

Cheyenne Noseworthy

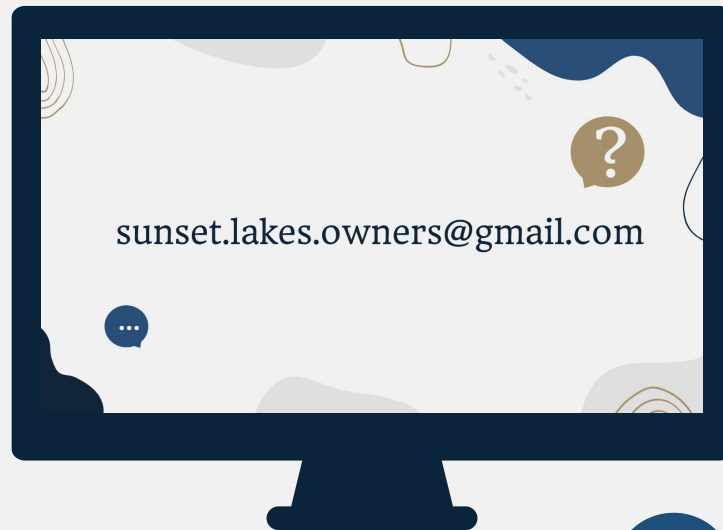




New email in 2024

Due to dated & limited technology with Rogers via Yahoo we are moving to a new gmail account effective January 1, 2024

Legacy Email sloa@rogers.ca will be archived Dec 31, 2023 and all new emails will auto forward to the new gmail account.



*Email addresses collected by SLOA are not shared.
All SLOA communications are sent out using blind carbon copy (bcc)*



Community Support

When to contact SLOA

Topics Related to;

- SLOA Covenants
- Design & Review Questions
- SLOA's common amenities Questions
- Our Lakes & Waters
- Issues with our trails

Contact; sunset.lakes.owners@gmail.com

What goes on facebook

- Social activities, Garage sales, community events, etc.
- Fun Stuff
- Lost pets, bicycles, toys, etc.

** Not all comments are regulated or endorsed by the SLOA Board*



When to contact ByLaw

Topics Related to;

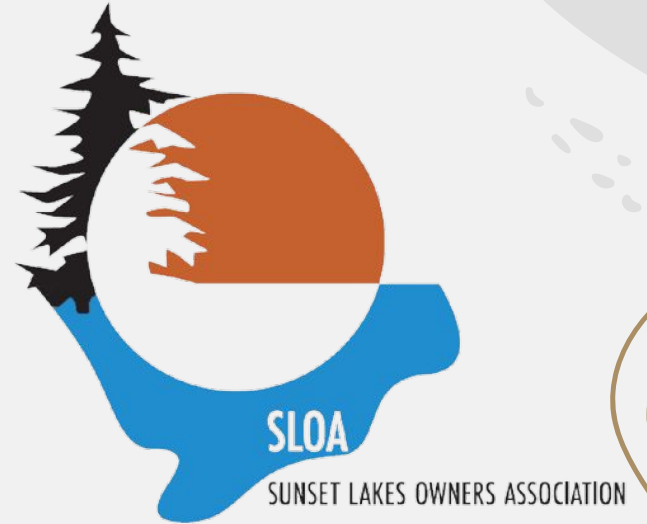
- Violations of City Bylaws
- Noise
- Street Care
- Parking
- Privacy concerns
- Safety concerns (or Police)
- Inadequate Yard maintenance

Key Links;

- Ottawa ByLaw A-Z [Website](#)
- Submit Complaints on MyServiceOttawa
- Call; 311

Financial Report

Stephane Parson
SLOA6798@gmail.com



2023 Budget vs. Actual

	Budget 2023	Actual 2023	Variance
Income			
Association Income - Current	70,500.00	65,683.40	4,816.60
Association Income - Arrears		9,487.00	(9,487.00)
Status Cert. and Other Income		300.00	(300.00)
Total Income	70,500.00	75,470.40	(4,970.40)
Expenses			
Administration and General			
Accounting	500.00	-	500.00
Legal Fees (as voted AGM 2022)	3,000.00	-	3,000.00
Bank Charges	30.00	42.50	(12.50)
Insurance	4,500.00	4,931.28	(431.28)
Office Expenses	500.00	12.23	487.77
AGM Expenses	500.00	-	500.00
Property Taxes	70.00	-	70.00
Gardens and Landscape			
Gardening	2,000.00	200.93	1,799.07
Landscaping - Lawn Maintenance	8,500.00	8,347.49	152.51
Sprinkler System	300.00	-	300.00
Pool Operations			
Hydro	3,500.00	3,279.13	220.87
Pool - Gas	3,000.00	1,698.03	1,301.97
Pool Maintenance - Materials	4,000.00	1,546.90	2,453.10
Pool - Other items	6,000.00	4,714.40	1,285.60
Telephone and Internet	1,500.00	1,107.73	392.27
Lakes			
Treatment Operations and Beaches	11,500.00	6,717.28	4,782.72
Water Quality Testing	500.00	-	500.00
Community Events	1,500.00	440.02	1,059.98
Repairs and Maintenance (other)	5,000.00	3,983.81	1,016.19
Tennis Courts	2,000.00	1,319.29	680.71
Walking Trail / Path Maintenance	2,000.00	931.49	1,068.51
Total Expenses	60,400.00	39,272.51	21,127.49
Net Income before Special and Capital Projects	10,100.00	36,197.89	
Special and Capital Projects			
Legal Fees (as voted AGM 2022)	30,000.00	4,390.00	25,610.00
Tranquil Gate Sign	29,898.30	28,037.60	1,860.70
Total Special and Capital Projects	59,898.30	32,427.60	27,470.70
Allocation to the Reserve Fund		(7,050.00)	-
Net Contribution/(Draw on Reserves)	\$ (49,798.30)	\$ (3,279.71)	
total investments as of Mar 31, 2023	\$137,335.98		
total investments as of June 30, 2023	\$103,965.09		
deposited into bank account (matured investments)		\$34,654.59	
Balance as of oct 10, 2023 - Bank account	49,149.45		
Balance as of oct 10, 2023 -Investment account	105,226.60		

As of November 6, 2023

Pool Maintenance - Materials

Pool Salt \$157.97

Pool supplies \$356.32

Invoice 10773 (MURIATIC ACID CASE (4X4L))
\$225.77

misc filters, salt, acid etc. \$302.08

Pool salt \$197.47

Pool supplies \$53.28

Pool salt \$254.01

Walking Trail/Path Maintenance

Wood chipper rental (community cleanup trail)
\$517.40

Rototiller rental beach cleanup \$72.00

Dollarama cleaning supplies \$32.86

Chainsaw (fallen trees cleanup) \$275.58

Tree cleanup dump fees \$33.65

Tennis Court Maintenance

Rental rental sander tennis court \$214.34

Misc receipts - rental sander, cold asphalt, herbicide
\$1,104.95

As of November 6, 2023

Pool - Other Items

Pool access control system w/200 fobs
\$3,201.52

4 red Pool adirondack chairs \$768.35

Repair pool toys home hardware \$5.57

Home Hardware pool shower 225.99

Diggers (2) 112.97 / Slide \$400.00

Repairs and Maintenance (other)

Waste disposal / saw blade \$72.75

Sign plywood and paint \$402.25

Basketball net \$2485.99

Hardware basketball installation \$31.02

Concrete basketball net installation
\$843.26

Framing concrete pads \$42.71

Base basketball net parts \$17.56

Basketball net site prep rental auger
\$88.27

Proposed 2024 Budget

		Budget 2023	Actual 2023	Budget 2024
Income				
	Association Income - Current	70,500.00	65,683.40	70,500.00
	Association Income - Arrears		9,487.00	-
	Status Cert. and Other Income		300.00	-
	Interest	-		
Total Income		70,500.00	75,470.40	70,500.00
Expenses				
Administration and General				
	Accounting	500.00	-	\$500.00
	Legal Fees (as voted AGM 2022)	3,000.00	-	\$3,000.00
	Bank Charges	30.00	42.50	\$50.00
	Insurance	4,500.00	4,931.28	\$5,500.00
	Office Expenses	500.00	12.23	\$500.00
	AGM Expenses	500.00	-	\$500.00
	Property Taxes	70.00	-	\$70.00
Gardens and Landscape				
	Gardening	2,000.00	200.93	\$2,000.00
	Landscaping - Lawn Maintenance	8,500.00	8,347.49	\$7,500.00
	Sprinkler System	300.00	-	\$330.00
Pool Operations				
	Hydro	3,500.00	3,279.13	\$4,500.00
	Pool - Gas	3,000.00	1,698.03	\$4,500.00
	Pool Maintenance - Materials	4,000.00	1,546.90	\$2,000.00
	Pool - Other items	6,000.00	4,714.40	5,000.00
	Telephone and Internet	1,500.00	1,107.73	\$1,500.00
Lakes				
	Treatment Operations and Beaches	12,000.00	6,717.28	\$7,400.00
Misc				
	Community Events	1,500.00	440.02	1,000.00
	Repairs and Maintenance (other)	5,000.00	3,983.81	5,000.00
	Tennis Courts	2,000.00	1,319.29	1,000.00
	Walking Trail / Path Maintenance	2,000.00	931.49	2,000.00
	Total Expenses	60,400.00	39,272.51	53,850.00

Proposed 2024 Budget

	Total Expenses	60,400.00	39,272.51	53,850.00
	Net Income before Special and Capital Projects	10,100.00	36,197.89	16,650.00
	Special and Capital Projects			
	Tranquil Gate Sign	29,898.30	28,037.60	
	legal (AGM 2022) - carry over 2024	30,000.00	4,390.00	25,610.00
	Vegetation removal			4,000.00
	Tennis Court			10,000.00
	Total Special and Capital Projects	59,898.30	32,427.60	39,610.00
	Allocation to the Reserve Fund	(7,050.00)	(7,050.00)	(7,050.00)
	Net Contribution/(Draw on Reserves)	\$ (56,848.30)	\$ (3,279.71)	\$ (30,010.00)

Current Reserve Fund Balance;

Cash; \$41,076

Investments; \$105,613

Total; \$146,689

@ Nov 10, 2023

Proposal to Change Fee Due Date



Proposal; Change the due date of SLOA Annual Fees from December 31st to April 1st going forward.

Why; Collecting dues by Jan 1 is a difficult time for remembering, paying & collecting. Only 5% is received early (November), 75% around due date and remainder 20% is often simply innocently forgotten (late).

SLOA Annual Fees will be due April 1st of each year to cover the period of April 1st of that year to March 31st of the following year.

2023 fees will be extended to cover the additional 3 months (Jan, Feb, and Mar of 2024) at no cost to the homeowners.

Sufficient funds in the 2023 budget to cover the additional time has been calculated and we will not require any additional reserve funds for the extra 3 months. For the purpose of purchase or sale of any residents within this timeframe the total 2023 fees will be divided over the total 15 month period.

Financial Motions

03

Motion 3

To approve the annual fee due date change of April 1st



- Yes
- No
- Abstain

04

Motion 4

To approve the proposed 2024 budget



- Yes
- No
- Abstain

05

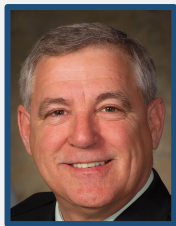
Motion 5

To approve a financial review by an accountant in our community who is not a voting board member (not a formal auditor). With a final report to be submitted to the SLOA board.



- Yes
- No
- Abstain

Proposed 2024 Board *(no change)*



**Mark
Saulnier**
President



**Stephane
Parson**
Treasurer



Anu Peters
Secretary



Joe Furo
Board Member



**Cheyenne
Noseworthy**
Communications



**Doug
Thompson**
Board Member



Bill Rideout
Board Member

Elected members make up the maximum 7 voting board members.

Anyone can join the board anytime (non-voting), please apply at anytime if you're interested to be considered. We encourage committee members to join meetings at all times.

Elected Board Members can only be 1 per residence and the property must be in good standing.

Motion

06

Motion 6

Approval of 2024 Board



- Yes
- No
- Abstain



Any
questions?



Final Motion

07

Motion 7

Approval to adjourn the meeting



- Yes
- No
- Abstain



Thank you!

