



SLOA AGM Minutes

Meeting Date: Nov 13, 2024 6:30 pm

Meeting in-person at Greely Community Centre

Total number of people present: 34 (including board members)

Properties represented 26 (total votes)

Board Members present:

Mark Saulnier, Doug Thompson, Anu Peters, Joe Furo, Stephane Parsons, Cheyanne Noseworthy

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

Opening

Meeting was opened by SLOA President Mark Saulnier

- Welcoming remarks & housekeeping information
- He walked through rules of the evening and how to capture motions
- Introduction of the Board & Committee members
- Introduced the various committees. Asked for new volunteers to please sign up if they'd like to help with anything in the community.

Agenda of the meeting was presented.

Motion 1: to approve the 2023 SLOA AGM agenda

Moved By: Lesley Rideout

Seconded By: Dyan Saulnier

Motion 2: to approve the minutes from the AGM held 15 November 2023

2024 Financial Report

Stephane spoke about the annual fee recovery. Recovered \$7220 and the total outstanding remains at \$6635.

2024 Budget - Stephane reviewed the details from the presentation.

1st year in 10 years all dues were paid in-year.

We had no draw from Reserve,

Motion 3: To approve the 2024 to-date Financial Report as presented.

Yes: Majority No: Abstain;

Moved By: Dave Anderson

Seconded By: Tracey Woodman

Common Amenities

Joe discussed the amenities. He discussed the pool. Please review the slide for the Pool.

Recognition of folks we have come to help do some weeding.

We replaced the upper grass landing with proper artificial grass which looks much nicer now.

Thank you to everyone who came out to help with the clean-up.

Joe reviewed the rules & reminders for the pool area. Special ask to ensure if you're using the BBQ's, please be sure to clean up after yourselves and leave the BBQ in good working and cooking condition.

Q: Would we consider lowering the heat to spend less? (*Lynn Watson*)

A: It's set to 82 degrees which most people are preferring and is the standard city setting. If you find it's too hot, please send an email to SLOA and we'll look into it.

Covenants & Design Review Committee

Joe reminded folks, we're here to say 'YES' as much as possible and we're willing to work with you to make it work. We want everyone to be happy and make good improvements to the community to continue to improve our value. We are here to work with you to ensure we stay within the covenant guidelines.

We are making updates to the covenants on trailers & trucks and sheds, they will be updated on the website in December.

Grass cutting - we're going to RFP a 1-year contract shortly. Please send to SLOA and we will assess the quotes.

No questions.

Community Events & Social Activities

Joe went through the 4 disputes as noted in the presentation.

Mark added the legal update on the Fence Dispute #1. He reviewed the 4 times the court case was delayed in 2024. Next court date is set for Jan 14, 2025. We are continuing to operate within the budget that was approved 2 years ago by the community.

Q: Was anything else considered like putting a lien on the property? (Marcel)

A: Not recently, as this was all gone through 2 years ago. The issue is that the fence is on SLOA property and needs to be removed.

Q: Why are they continuing? (Marcel)

A: We don't know. It's costing us all more and more money the longer this goes on. We don't know why they're dragging this out.

Q: Do we have squatters rights on this? (marcel)

A: No.

Lesley provided an update on the **Social activities** from this past year. Lots of amazing activity and participation this year.

We're ramping back up since Covid, and getting back to the activities we used to hold.

She reviewed the topics in the Social Activities list.

Lesley thanked Heather Counsel for her many years of commitment on the Welcome Committee and whom retired from her role this year.

Reminder about the hours we can provide for high school students looking for volunteer work.

Reviewed what's coming for 2025 & reminder to join the facebook group if you've not already.

Communications

Anu presented a quick reminder about when to contact SLOA vs. other agencies for assistance or reporting.

Projects

Geese & Ducks Update; Mark updated that we had 0 oilings this year. There were a couple of reports though and we weren't able to get them in time. Reminder that the oiling is a humane way to manage the geese. The eggs just never hatch when oiled. We are looking for a volunteer to help with the oilings in March / April time frame - if you're able to help, please let SLOA know.

Projects completed in 2024; Mark reviewed the list of projects completed this year. Tennis Courts - if the new one holds up, we will look to do the other court in 2026 / 2027. Call for Volunteers - please let us know if you'd like to sign up for anything to help us out.

Projects proposed for 2025;

Covenants Review & Committee Update; Mark spoke about the updates we're going to make to the website regarding 3 updates we're making. We decided not to proceed with a major overhaul of the covenants as it would need to go through the Supreme Court and cost several thousand dollars to execute.

Park Bench Donations; Reminder we're always looking for people to donate to adding park benches to our community.

Major Project Proposal; Refinish the Pool Deck

Mark discussed the options to install this. It would lay out 8' from the pool deck and is a 2 day project from the professionals to do the work. Mark explained the installation process for the recommended solution. It has a 10 year warranty and is cooler to walk on than concrete. After 10 years, they recoat the top with the same binding agent to re-moisturize the surface.

Q; what is the difference between the 2 samples (Kerrin Mobbs)

A: 1 = the real Rubicon demo, the 2nd shown tonight was from another company.

Q; Do we know more about the product material that we want our children to use?

A: it is approved safety wise, for playgrounds, pools & driveways. We don't know all those specific details but we know it's very safe as it's used for the city playgrounds.

Q: what is the compound that is used? (Lena Grygoryev)

A: it's a glue material.

Q; When would this be done?

A: it would be done the first part of May, before the pool opens

Steve added; the acrylics need > 15 degrees to lay, so early May might be tough, but once the temps are up it can be done

Q; (Marco) - is there a warranty on the concrete repair?

A: We don't know, we'd have to follow-up on that.

Q: (Nabil) Can we vote on the colour?

A: We certainly can. Please let the board know colour preference and the board will finalize the selection.

Tracy added; having designed many backyard homes, the grey appears more neutral. Worried about doing everything blue, with the tennis court done too.

Major Project Proposal; Invest in Pool Area Shade

Mark walked through the shading concept. He explained the sketch and the intent of the positioning. The proposed location is the most ideal after consultation due to the angle of sun exposure to the area.

Mark walked through each of the options with the audience.

Q: (Steve) the pergola option, is that an accordion fold?

A: yes, it appears to.

Comment: (Lynne) if we're looking at the pergola there we could move it around and have flexibility of positioning.

Q: (Nabil) what is the size of the sail?

A: 520 sq ft (50x 40 x 26).

Audience - wow, that's huge!

Q: (Steve) did you say it's expandable in the future if we want to?

A: Yes, we can continue to add new posts / shades over the coming years if we have the need for it.

Mark reviewed the price vs the coverage with the audience.

3rd Option discussed by Mark; No major investment. Doesn't mean we won't buy anything, it would likely be limited to some umbrellas instead.

Q: (marcel) 1st is ~\$40/sq ft, the other is ~\$100/sq ft. What's the longevity and maintenance of these?

A: the sail is warranted for 10 years (TBC)

Q: (Lena) Does it have to be triangular? Could it be rectangular?

A: Yes, it could be. We focused on a shape that gets the most shade / sitting area.

Tracey; Triangles are aesthetically pleasing.

Nabil; Everyone needs to realize how big this actually is, this is huge!

Voting for Pool Improvement Projects;

1. Refinish the Pool Deck;
 - a. Option 1 - Approve up to \$30K - Votes Yes; 21
 - b. Option 2 - Approve for only repairs - Votes Yes; 2
2. Invest in Pool Share;
 - a. Option 1 - Large Shade Sail - Votes Yes; 21
 - b. Option 2 - Small Pergola Shade - Votes Yes; 0
 - c. Option 3 - No major investment - Votes Yes; 1

2025 Proposed Annual Budget & Approvals

Stephane presented the financial Update & budget for 2025.

Please refer to slide 35 for the details summarized.

The budget presented represented the 2 majority voted capital expenditures for the pool.

Highlight - over the last several years, we've been significantly under budget on expenses. We have no reason to believe this will not continue into 2025. So we believe there is a possible \$20-\$30K we're over budgeting on expenses which should we not spend that would add to the projected balance we have on the 2025 projected budget.

Q: Re; the sustainability of the dues, was there a minimum balance of the reserve fund? (Gord)

A: No, and we asked that specifically. Mark mentioned his own goal was to maintain \$150K at all times, because if we had to replace the pool it would be at least ~\$80-100K at least. So we consider that as a minimum we need to have.

Q: (Marcel) So you don't expect any other major items we'd need to cover?

A: the biggest thing is the pool.

There was a larger recognition of how much the community actually saves because we have so many volunteers vs the other communities around us which is why we often come in under the original budget.

Q: (Tracey) great point, has the board sat to determine how much we save annually because of our volunteers?

A: No (with a smile), we're happy to do it ourselves. We are saving a lot vs our neighboring communities who don't have the volunteers that we do and hire for all their services.

Comment; (Dave Anderson) - The board should be highly commended for all the work and hours put into all this work to save money everywhere possible.

Q: (Lena) The reserve study had a recommendation of things to do annually. By doing these suggestions, are we delaying any of those recommendations?

A: Mark - Yes, there are recommendations of things we may have to do. The pool deck falls into that so we need to consider doing it. The rest of the items aren't in need yet.

Comment (Kerrin); The reserve fund surfaced 30 years ago to cover for these expenditures. The whole purpose of that fund is to pay for these types of things.

Mark also brought up that the way it's being managed we do not need to consider raising the dues.

2025 Budget Summary;

Motion 4: To approve the voted **Pool Deck** Project Initiative (rubberized was selected)

Yes: 22 No: 1 Abstain; 1

Moved By: Steve Baumann

Seconded By: Heather Council

Motion 5: To approve the voted **Pool Shade** Project Initiative (large sail shade selected)

Yes: 21 No: 0 Abstain; 2

Moved By: Melinda Bellotti

Seconded By: Monique St Pierre

Motion 6: To approve the proposed 2025 budget as presented

Yes: 23 No: 0 Abstain; 0

Moved By: Dyan Saulnier

Seconded By: Nabil Soubhie

Stephane reviewed the project of 'Financial Review 2024' which was conducted by Cheryl Brekalo unofficially and the findings were presented.

Stephane presented **the new Lien Process**. This will be enforced from this day forth. We have no issues today. All of our surrounding communities do this and we too are adopting starting now.

Stephane presented the **proposal to include Interest Charges** on late fees going forward.

Q: We need to check the math on the proposal here. We presented a 7.75% annual rate but then said we're compounding monthly so we need to double check the math on it.

Follow-up after the AGM; the math has been corrected in the slide deck.

Motion 7: To approve interest charges for late association dues (after late fees cycle) e.g starting August 1

Yes: 21 No: 0 Abstain; 0

Moved By: Dave Anderson

Seconded By: Lena Grygoryev

Motion 8: To approve that the Sunset Lakes Owners Association will NOT be appointing an auditor to audit the 2024 financial statements

Yes: 20 No: 0 Abstain; 1

Moved By: Gord Greffe

Seconded By: Lena Grygoryev

Election of 2025 Board & Approvals

Mark re-presented the board for 2025. No changes.

Q: With the board staying the same, if someone left the board, how does the replacement work? (Evelyn).

A: Mark answered, in the document, you're actually a board member for life (laughter from the audience). It's not term base. Mark explained, if there was an issue with one of the members we could opt to vote a member out.

Kerrin; "It's how long you can take it" (laughter again)

Motion 9: Approval of 2025 Board

Yes: 16 (w/o board) No: 0 Abstain; 6 (the board)

Moved By: Dave Anderson

Seconded By: Peter McBride

Adjournment

Motion 10: Approval to Adjourn the meeting.

Moved By: Carlos Bergueiro

Seconded By: Dolores Organ