



SLOA AGM Minutes

Meeting Date: Nov 20, 2025 6:30 pm

Meeting in-person at Greely Community Centre

Total number of people present: 29 (including board members)

Properties represented 23 (total votes)

Board Members present:

Mark Saulnier, Doug Thompson, Anu Peters, Joe Furo, Stephane Parson, 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
- Mark walked through the Agenda for the evening

Cheyanne introduced the updated Motion Process to be followed in this and future meetings.

Agenda of the meeting was presented.

Motion 1: to approve the minutes from the 2024 AGM

Moved By: Mark Saulnier

Seconded By: Lucie Greffe

Discussion; None

Vote | Yes: 19 No: 0 Abstain; 1
Motion Carries ✓

Motion 2: to approve the 2025 SLOA AGM agenda

Moved By: Mark Saulnier
Seconded By: Steve Bowman
Discussion; None

Vote | Yes: 20 No:0 Abstain; 0
Motion Carries ✓

Mark continued with introductions of Board & Committees

- 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.

2025 Annual Report

2025 Financial Report

Stephane spoke about Annual Fee Recovery update per the slide.

Announced we have started the Lien process on property #2 (as per AGM Slides)

- Bank will most likely cover it if it goes through. It's in the best interest of the banks to not have a lien so once it goes through SLOA should recover funds quite quickly.

Audience acknowledged the very big clean up from a few years ago. "Great job" was called out from the audience.

Motion 3: To approve the 2025 to-date Financial Report as presented.

Moved By: Stephane Parson
Seconded By: Alex Grygoriev
Presentation & Discussion; See Below

Vote | Yes: 22 No: 1 Abstain; 0
Motion Carries ✓

2025 Budget - Stephane reviewed the details from the presentation [see the slide]

Notes; Our budget was \$73K and we were approved for \$144K for 2025 with the capital projects. We spent \$42K in operating budget, and we recovered \$23K in legal fees. With the capital projects we spent \$108K vs the \$144K planned.

Q: Should the reserve be adjusted to grow with inflation? Goal was \$150K. [Alex G]

A: We have not adjusted it yet, it's been very healthy and strong. We just hit our goal this year. Discussed that our GIC returns usually cover the rate of inflation.

Q: On balance sheet, cash is in reserve? [Gordon G]

A: Stephane clarified that cash is in 2 accounts and reserve is 2 accounts.

Q: Any liabilities on the balance sheet? [Gordon G]

A: No

Q: Line items, carry-over items, why is the carry over coming from 2022? [Giles]

A: that's when the case started and it was approved in 2022 that community agreed to \$30K and it's been carried from the approval back then. We never drew over that amount.

Q: Shouldn't we be getting the interest income? Why isn't that showing as a line item on this? Where is that? This should be showing as income on the income lines.

A: Stephane mentioned it's all included in the cash & reserve account balance.

Q: So this is more of a cash flow statement?

A: Yes, exactly. In the last 2 weeks we earned \$122 on it so it's earning.

Q: Question about the tax on it? [Alex]

A: Reserve fund study looks at all our common elements and projected over 20 years to ensure we're well covered and we wouldn't get a special assessment down the road. This is like an insurance policy to be sure we're covered. [Answered by Cheryl]

We don't pay taxes, as we're a Not for profit organization (NPO) [Cheryl]

Q: So next year we expect the growth to be approx \$157K? [Dan W]

A: Yes [Stephane & Cheryl]

Mark reminded the audience that we're mandated to put \$7K into the fun every year.

- It's in our covenants that we must do that.

Mark shared that a neighboring Sunset Lakes community is really struggling as they have very little in reserve and they have ~\$100K in pool repairs and now they've had to send a special assessment to the whole community for recovery which has been ill received and a challenge for them.

Q: It's really hard to tell what the carryover is on this budget? How much is carried over for next year? How much cash is left over? Curious how much the cash account grows or depletes. [Audience]

A: Last year was really close, not much left over.

Q: Is there a target amount we try to keep in the account? In the year it fluctuates? [Dan W]

A: Right now it's low at \$5-6K. On April 1 it starts at \$70K and then moves through the year. We're obligated to put \$7k into the reserve. This cash on hand is used to cover any operating budget needs and the capital projects. [Stephane & Cheryl]

General discussion around the history of where money has sat in cash vs savings (reserve) etc. Dan W confirmed that it naturally moves around. Recognition that a few years ago the reserve was only at \$90K and without the great collections work by the current board we'd only have a reserve of around \$120K. Mark talked a bit about the recovery work that's been done in the last few years on this. We're down to 2 properties owing.

Motion 4: To not require an audit of the 2025 to-date Financial Report as presented.

Moved By: Stephane Parson

Seconded By: Dianne Saulnier

Discussion;

Q: what's the plan going forward? [Dan W]

A: We've had non board members within the community do this in 2024. The report was sent out, but it is available to everyone.

[Cheryl] - for a formal audit will be \$4-5K for a Not for Profit Organization. For many years we had 2 CPA's on the board doing the work so we've never had one because of the cost and the expertise in the community. Maybe every 5 years could be recommended.

Q: when the results were done by the community, are they available? [Gilles]

A: Yes, it was sent out. It is available at any time upon request. It's not deemed appropriate to put on our public website but is available at any time.

Discussion from the floor "I don't think there's a conflict of interest having someone from the community who can and will do this for us and they're not on the board".

Stephane noted all our holdings are with Scotiabank and reminded that no one from the board can do anything with the accounts without 2 signatures.

Dan W confirmed it was sent out May 27th, 2024

Vote | Yes:22 No: 0 Abstain; 1

Motion Carries 

New Motion

Motion Proposed; Move to do a review in 2030

Moved; Alex G

Second; Dan Westlake

Discussion; Moving to do this within 5 years.

We should just ask every year, do you want one, yes / no?

Usually teams allow technical decisions to decide when needed.

After Discussion; *Motion was withdrawn [by Alex]*

No Vote Needed.

Lakes And Ponds Committee

The annual full report was provided to the community by email ahead of the AGM.

Mark presented on behalf of Dave Anderson. Reminded everyone that the handout was sent out and there are copies here if anyone wants one.

Reminder of the 4 stewards of the lakes, introduced Jonathan as a new contact for Lakes.

Re; Vegetation clean-out. Mark presented that doing the big lake is \$12-16K to do that and there's not a big need for that right now. The other ponds aren't in bad shape either right now. Mentioned Stephane will later show that we've been carrying over a growing fund for this work to be done when required. We've been putting money away for this work to be done in the future. To clarify, it won't be actual dredging, it's to clean up the vegetation.

Mark showed the results from water testing on the lakes [see slide].

Reminder to the community our lakes have great results because our community focuses on good fertilizers and we try our best to minimize the geese.

Q; where is the line item for this money savings we're doing? Is it in the cash reserve?

A; It's a special account set-up for these funds, it's actually a savings account in a cash portion.

Cheryl - this is a great idea to do this, as it's been many years since the work has been done. It was confirmed it's been about 10 years since it was last done and might actually be relevant now with the water levels being so low now.

Mark mentioned in December, he and the Lakes committee will be going through the overall plan and budget for the management of the lakes, ponds and bubblers to nail down the plans for that.

Common Amenities

Joe discussed the amenities.

Covenants & Design Review Committee

Joe reviewed this section and reminded the community we want to do what's best for the community at all times and our goal is always to say "yes" if the ask is within the published rules. We try to work with you to make sure your house and the community remain beautiful and attractive. Remember to please always reach out and never hesitate to ask the questions, we're happy to help.

In 2025 - all 5 applications that came in were approved.

Q: In the past there was concern about liability for the contracted grass cutting.

A; They have to be insured before we approve them

Discussed Active Disputes

1. Reminder of the financial recovery, 2 outstanding properties. 1 of them is going to lien process now.
2. Fence dispute along the trail ended this year, costs were recovered minus \$1234 to SLOA. Courts were in favour of SLOA and awarded the community.
 - a. Joe reminded the clean-up is not quite complete but will be done in the spring.
 - b. The new construction on the same property, since the dispute, did indeed go through the design review committee and was approved for the new design. We will ensure the project gets completed, post winter season.
 - c. Joe confirmed the owners have been working amicably & closely with us on the new construction.

Q: has the ditching and easement work been resolved.

A: Regarding the swell that was changed. We have been working with the city. The city confirmed until it proves to be a drainage problem they won't come out. But if a problem does arise they will come out and determine next steps

Discussion from the audience that this was a great win. It was also noted that since it's a registered covenants with the Ontario Courts, it was deemed by the court that the law was broken. This sets a strong precedent for the community.

Q: Regarding the bullrushes on the lakes, should we actually be taking this out ourselves?
[Gilles B]

A; from Mark, leaving it in is good for the water. As a homeowner, it's your right to clean it up yourself. The community does not do the clean-up for all homeowners. Mark recognized that nearly all homeowners do a great job cleaning it up themselves and managing their own

property. Mark mentioned we'll likely do a deeper research on it next summer to determine what's best for us to do with the lakes and when.

Discussion amongst the audience from other lake side owners that they often do their own clean up of the dead debris on the bed. They cut back the rushes and get rid of the algae.

Mark reminded the group, they are still lakes and our intent is not to get them as clear as the pool. [laughter].

Pool Update; Joe reviewed his updates and issued general reminders.

Many thanks to all the work that happened on and around the pool in 2025 to make it beautiful and a place we're proud of in the community. We had a lot of volunteer work this year in the area and cleaning up the amenities - thank you to all the volunteers!

Please review the Rule Reminders on the Slide.

There has only ever been 1 booking request we said no to as it was for a bachelor / bachelorette party and it wasn't deemed appropriate for a family facility. Otherwise, all other bookings have been approved.

Reminder - anyone can book the facilities for events or even having a band so long as it's deemed appropriate for all and families.

The only thing you can't do is charge residents entry to an event on the SLOA property.

Another big thank you to all the volunteers in the neighborhood offering their services and expertise and time to improve our community which allows us to spend less on our operational budget as we don't need to contract those services out.

Community Events & Social Activities

Lesley provided an update on the Social activities from this past year. She started with the committee around 12 years ago when her kids were little and was joined by Tracey.

There are now 4 volunteers on the team planning and executing events.

It's all picking back up again since Covid.

Lesley walked everyone through all that was done in 2025. [See the slide for details]

- It was a great year, a lot got done with great turn outs for the events this year!

Reminder if you have any ideas please always bring them forward to the social committee and we can always try to accommodate. We have a budget we can use towards the community activities.

Reminder; Get your Pirate boats ready for the 2nd annual event in 2026!

Still seeking new volunteers to help the social committee.

We have lots of activities for volunteer hours for our teens in the Summer & Winter!

Finally, don't forget to join the Facebook Group "SLOA Community"

Doug Provided updates on Other Community News;

1. He spoke to the mailbox beautification project. It needs work. Doug is working on getting us some grants to support this. We all acknowledged that it is a bit of an eye sore for our beautiful community. Applications for the grant open in January and we will know by February. We still need to build a proposal on what we want done with the area.
 - a. *Discussion;* Q; what do we want done? A: we're hoping to get the plexi cleaned or replaced or some nice painting or artwork on it could be applied.
2. Provided update on the welcome committee; 5 new families this year
3. Updates on the shared trails where the city will now take over managing this pathway. The city didn't actually realize this was part of their responsibility until we contacted them this year.

Communications

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

Anu presented that we will be issuing a winter survey this year and will be coming soon for general feedback.

Projects

Geese & Ducks Update; Mark updated that

Projects completed in 2025; Mark reviewed the progress [See slide for details]

Projects proposed for 2026; Mark walked through the list of items we want to propose for the new year namely the Pool Repairs and the work on the tennis court.

Park Bench Donations; We intended to wrap the project in 2025 but we had 4 more families dedicate more benches so with these new 4 that will close the project!

Discussion on the floor was that the ones that are there look great and the project was a great initiative.

Geese & Ducks; 2 Oilings happened this year which prevented 11 eggs from hatching.

Major Project Proposal; Refinish Tennis Court #2

Mark presented the issues and proposed budget of \$15K to do the work in 2026. The board believes we would need, at most \$13K from the reserve to do the work if we use the full operational budget (which we typically do not).

Steve will again be doing all the work, all the details were provided 2 years ago when we did the first court.

Motion #5; To approve the funds required <\$15K to refinish Tennis Court #2

Moved By: Mark Saulnier

Seconded By: Lesley Rideout

Discussion; No discussion

Vote | Yes: 23 No: 0 Abstain; 0

Motion Carries 

Major Project Proposal; Pool Repairs

Joe walked through the proposal to do several pieces of work;

- New lounge chairs
- Re-tile the water line perimeter
- Underwater pool lights
- Post light replacements
- Pool Interior Surface Refinish (Clean & Repaint)

Due to the Work, the Pool will need to close Labour Day weekend in 2026.

Budget proposed for this; \$10K. We believe \$7K will come from the operational budget but we're looking for \$3K to be approved from the reserve.

Motion #6; To approve the project investment for the various Pool Repairs

Moved By: Joe Furo

Seconded By: Dan Westlake

Discussion;

Q; how often do we need to resurface?

A: last done in 2019, and was \$16K and was documented then it's normally every 4-5 years. To go one level further to sand blast is \$16-20K and again only lasts ~10-12 years.

Research was done in 2019 and it was recommended to do the paint every 4-5 years.

Acknowledged that most of the costs are from labour.

Also noted that Woodstream is currently at the point that they need to redo their pool.

Vote | Yes: 23 No: 0 Abstain; 0

Motion Carries 

2026 Proposed Annual Budget & Approvals

Stephane presented the financial Update & budget for 2026.
Please refer to slide 45 for the details summarized.

2026 Budget Summary;

Motion 7: To approve the 2026 Budget as proposed

Moved By: Stephane Parson

Seconded By: Gord Greffe

Discussion;

Q; Looks like we'd be withdrawing ~\$16K from reserve [Dan w]

Vote | Yes: 23 No: 0 Abstain; 0

Motion Carries 

Election of 2026 Board & Approvals

Mark re-presented the board for 2026. No changes proposed.

Motion 8: To approve the 2026 Board

Moved By: Mark Saulnier

Seconded By: Steve Bauman

Discussion; None

Vote | Yes: 17 No: 0 Abstain; 6 (the board)

Motion Carries 

Questions?

Q; [Dan W] Noticed in the key highlights, re; the demand letter for the Lien. Is it the same lawyer? What is the cost?

A; No, because our lawyer doesn't deal with these issues. We found a new one. The whole process is projected to be \$1700, the first part is \$400. Cost is included in the demand letter for us to recover.

Also, other communities have gone through this and usually recover immediately.

Total owing is \$5735 for the 1 property the lien will be applied to.

Followup Q; will we need a line item going forward for legal fees?

A; yes, we've actually had a \$3K budget for the last few years.

Q; [Lesley R] In the pool parking lot, the light post is out and it's very dark there. Is there a reason it's off?

A; It is on a timer.

Discussion - we don't think it's on.

Joe will follow-up to ensure it stays on going forward

Per Steve, can we put out a PSA to encourage people to wear reflectors & carry lights.

Action; Board can add that to the next president's letter and Lesley will add a reminder to the Facebook group

Q: [Yvonne] Can you comment on water saving measures regarding the drought this summer?

A; Mark is in contact with our new councillor Isabelle. South Nation Conservation area is putting the ban level on and still are not removing it as we've not yet recovered.

Q: [Mate] This year we saw an influx of people coming to the lake to go fishing. There was a lot of swearing & obscenities. It's hard to stop, but can we do additional signage or something?
Discussion; Encourage community members to ask them if they should be there or not. We just want to prevent an accident.

Mark said he'll look into it again. We did talk to city by-law about it. The lake is actually not our property and technically they can fish on it even if they don't live here. You CAN ask them if they have a license though as technically you need a license to fish on an ontario lake.

You can also enforce that it is on private property and they're not supposed to be on the property. It is a safety concern with fishing, loose hooks and trespassers onto the community. Per Mark, this is a big "shade of grey" that we will follow-up on.

Q: [Gord G] How does the Ski Club Work? Do they contribute to our association at all?

A; They are grandfathered in so they don't owe anything. Their 'thank you' is the Waterski Wednesday nights in the Summer.

They are self funded, SLOA doesn't pay into it at all.

A couple of years ago we asked for a ski club schedule too, but that wasn't possible as it's so random

The covenants indicate that the boat has priority on the lake. Best we can do is ask kayakers etc to stay on the far side. Twin lake is always a second option.

Adjournment

Motion 9: Approval to Adjourn the meeting.

Moved By: Mark Saulnier

Seconded By: Lesley Rideout

Discussion;

Vote | Yes: 23 No: 0 Abstain; 0

Motion Carries