

Lakewood Trail Association

Annual General Meeting (AGM) Minutes

Date: September 28 **Time:** 7:00 PM **Adjournment:** 7:57 PM

1. Attendance

Present: Natasha Tyler, Martin, Georges, Shayne, Jennifer, Lucia, Neil & spouse, Annie (125 Laketrail), Mayo, Jason (349 Shortway), Colin, Cindy, Fernande (505 Shoreway)

2. Financial Report

- **Audit Motion:** A motion to vote on the audit was proposed by Tyler and seconded by Natasha. The motion carried.
- **Accountant Search:** As the current accountant is retiring, Tyler will lead the search for a new accountant to handle the association's finances.
- **2025 Budget:** A motion to approve the 2025 budget was proposed by Jennifer and seconded by George. The motion carried.

3. Property Maintenance & Environment

- **Water Quality & Wildlife:** Tyler reported on E. coli levels in the main and back ponds. There was a discussion regarding geese management, including the potential use of drones. The association will reach out to other local communities to research effective solutions for goose control.
- **Landscaping & Trees:**
 - **Planting:** Plans are in place to plant trees and additional greenery around the pool area.
 - **Tree Removal:** Colin noted that trees in the main area need to be cut down. Martin will contact a professional arborist to coordinate this.
- **Seasonal Clean-ups:**
 - **Spring Clean-up:** Scheduled for April.
 - **Fall Close-out:** Preparations are underway for the end-of-season wrap-up.

4. Community Safety & Engagement

- **Community Watch:** Mayo is leading a Community Watch initiative. To improve neighborhood safety and communication, residents are encouraged to join the dedicated WhatsApp group. Invitations and links will be shared via email and Facebook.
- **Resident Engagement:** There was a discussion regarding the "personal touch" in community outreach to help increase engagement.
- **Recreation:** A proposal for a designated "Adult Swim" time of one hour per day was discussed.
- **Upcoming Events:** Rebecca will be contacted to coordinate a community indoor movie night or a pumpkin carving contest for the fall.

5. Governance & Open Discussion

- **Board Vacancies:** There were no volunteers for the position of Director at this time.
- **Arrears & Retroactive Payments:** A discussion took place regarding residents who are not currently paying association fees. A question was raised regarding retroactive payment.
- A discussion was held regarding the necessity of increasing the annual association fees moving forward. The Board reported that this increase had been reviewed in a prior meeting and received unanimous support from all Directors. The primary purpose of this adjustment is to maintain the financial health of the Association and ensure that the LWTOA does not encounter a prohibited deficit while meeting upcoming community maintenance and infrastructure obligations.
- Martin will finalize the feasibility assessment of the new fee structure and continue to coordinate with committees to align the 2025-2026 budget with the community's long-term financial needs.
- **Association Health:** Martin noted that despite collection challenges, the association remains in a good financial position.

6. Meeting Schedule

- **Winter Recess:** There will be no further meetings held over the winter months.
- **Next Meeting:** The final meeting of the season is scheduled for **October 1st at 7:00 PM.** Meetings will resume next year.
- **Urgent Matters:** In the interim, members may communicate via email if necessary.

Action Items Summary

Task	Assigned To
Search for new accountant	Tyler
Contact arborist for main area trees	Martin
Research goose management with other communities	Tyler
Research retroactive fee policies	Martin
Coordinate movie night/pumpkin carving	Rebecca via Natasha
Safety WhatsApp/Facebook promotion	Mayo