Minutes
Annual General Meeting of HCECC626

Monday, May 28, 2018

Start Time 7:00 p.m. Location: Holy Cross Church

Present:
Directors Colin Watson (#25),
Acting Director Michael Vincent (#9)
Owners of #s 2, 3, 18, 22, 24, 26, 3, 17, 23, 25, 27, 35, 39, 45

Owners (not living on the street) #43

Absent With Regrets: Director Wayne Cassidy (#8), #41

Proxies received from #s 41 (Mossa), #28 (Castillon), #15 Baily, and #8 (Cassidy)

For the purpose of conducting this meeting according to the bylaws, Michael Vincent agreed to act as chair and Colin Watson agreed to act as secretary. There were no objections.

Calling of the Meeting
The secretary confirmed that all homeowners were sent notices of the meeting either by mail or hand delivered 20 days before this meeting as required by the by-law.

Confirmation of Quorum
The secretary reported that quorum was present – 14 homeowners plus 3 proxies. Quorum for the association is homeowners from 10 units in the development.

Approval of Minutes of AGM 2017
The minutes of the 2017 AGM were approved as written.
Mover Rudi Bossio  Seconder Al Romano  Motion carried.

Report of Board
Michael Vincent reported on what the board had accomplished over the past year.

Our contractor, The Gardener, did a good job in removing snow and salting road. Problems arose with vehicles parking on street. As a result, sometimes the road was not cleared of snow as well as it could have been and the number of parking spots were sometimes reduced.
With regard to grounds maintenance, the board arranged for road lines to be repainted and had cracks in the road repaired. Faded signs were replaced.

After obtaining quotes from three companies, the board hired Reliable Design to replace the grass surrounding the mail box on the traffic circle with interlocking brick and to replace the grass in the snow collecting area with river rock. A few bushes were added.

The parking authority continues to monitor visitor parking. New signs with more detailed instructions regarding parking will be put up shortly.

Five status certificates were issued for home sales during the year. The board also posted document on the website for transparency and kept owner and tenant information up to date.

As required by a new law passed in November of 2017, the board registered our condo association with the Condominium Authority of Ontario (CAO) and paid dues.

The board has worked with our lawyers to register schedule M approved at last year’s AGM. Schedule M which became Schedule N is now registered with the Lands Title Office and is part of our declaration document included in status certificate. Copies of Schedule N were distributed in the AGM package and are on the website.

At the request of residents of the condominium street near the Fire Hall/9th line, the board worked with them to advise them on how to set up their own condo board so the associated duties would no longer be handled by an outside agency. This would result in a savings.

As required by The Condominium Act, the board has had the financial statement for 2017-2018 audited, kept owners and tenant information up to date, organized the AGM, and distributed financial statements and proxies.

**Auditor’s Report/Financial Statement**

The auditor’s report submitted by GBA LLP testifies that the financial statements submitted to them for the period of March 1, 2017 to February 28, 2018 are accurate. The auditor’s report was distributed by mail or hand delivered before the meeting and is on the website. Colin Watson reviewed the highlights of the report.

It was reported that the condominium association is in good financial shape and the reserve fund is fully funded.
Appointment of Auditor
Motion: That GBA LLP continue to be retained as our auditors for next year. Mover Susan McKay Seconder Debbie Romano Motion Carried.

Aesthetics Committee

The Aesthetics Committee was formed last year to ensure the original design of the front of our properties is maintained. This includes landscaping, bushes, trees, and exterior colours.

Members of the committee are Suzanne McKay, Colleen Peters-Vincent, Joe Pignataro, Rudy Bossio, and Jean Taylor.

Residents and owners were reminded that sketches of projects that change the appearance of the front of their property should be submitted to the committee for approval.

To date, the committee has approved the changes to the traffic circle and the landscaping on #39 and # 41.

Duties of the Directors
Colin Watson outlined the duties of a director of the board. It was pointed out that new condominium legislation requires all directors to take an online course on the responsibilities of being a director. The course takes about eight hours to complete.

To date, Colin Watson and Wayne Cassidy have completed this course.

Election for Position of Board Directors (3-year term)
Don Grigor resigned from the board last fall. Michael Vincent assumed Mr. Grigor’s position on a temporary basis until a formal vote could be held at the AGM.

As no one else has put their name forward to sit on the board, Wayne Cassidy’s three-year term and Michael Vincent’s one-year term was confirmed by acclamation.

Other Business
Thank you to Don Grigor
Don Grigor resigned as director last fall after serving for over 3 years. Don was thanked for all his work and will be given a small gift.
Street Party
It was decided to again have a Canada Day street party -- Saturday, June 30.
Al Romano has again offered to barbecue. It was decided to make it a potluck this year.

Window Cleaning
Town and Country Window Cleaning that has been used by a number of people on the street was contacted re quoting for doing a number of homes on the street. As homes have a different number of windows, they could not supply a group quote. The board is not endorsing this company. However, if anyone wishes to contact them, they are based out of Acton. Tel: 519-853-5456
http://www.townandcountrywindowcleaning.net

Water Heaters
A homeowner has pointed out that that there is a possible issue with the water heaters the builder had installed through National Home Services. The top of their water heater where the pipes connect had corroded and Reliance (who has taken over all the National Home contracts) had to replace the entire water heater. It is suggested that other owners check their water heaters.

House Paint
Residents were reminded about the colour charts for each residence that is posted on the hcecc626.com website.

Overhanging Parking Spots
It was pointed out that cars parking in the street’s parking places often park incorrectly and overlap residents’ driveways making it difficult to for them to exit their properties. It was suggested that the owners put notes on the cars asking them to be more careful in parking.

Speeding on the Street
Residents were again asked to be careful with speeding on the street as there are a number of small children living there.

“Watch for Children” Sign
This sign has been requested by an owner. After discussion from the floor no decision was reached.
Littering on the street
There is a problem on blue box garbage collection days when it is windy. This causes litter to be blown down the street. It was suggested that owners delay putting out the blue box until the morning of the collection and/or capping the blue box with plastic or cardboard.

Driveway Sealing
Four residents on the street have had their driveways sealed by ING’s Asphalt Services. Tel: 416-892-4526. This is not an endorsement by the board.

Request for Apology
The owner of #23 requested an apology from the board for the delay of his contractor in finishing his front yard work. He blamed a board member for ordering a stop on the work. (This was in 2016-17.) The board denied the request as it has an email from the contractor proving that the board did not stop the work at any point.

Adjournment of Meeting
The meeting was adjourned at 7:50 p.m. Mover Suzanne McKay Seconder Tony Mann Motion carried.