

Canterbury Common Residents Association
DRAFT Minutes of the Annual General Meeting
June 15th, 2022

The Annual General Meeting of the Canterbury Residents Association was held in the Centre, 127 Waterbury Crescent, Canterbury Common, Port Perry Ontario on Wednesday, June 15th, 2022.

1. Welcome: Jim Brady, President of CCRA, chaired the meeting, and welcomed Members to the 2022 Annual General Meeting.

2. Quorum Report: President Jim Brady explained that there must be a quorum of at least one-third of CCRA members in attendance, or legally represented by proxy holders, before the meeting could begin. He was informed there was a quorum, with 102 members in attendance and 58 proxies for a total of 160 members.

3. The meeting was declared duly constituted by the President, and Jim asked the residents to please stand for the singing of “Oh Canada”, led by Francis Hurst.

4. Remembering our Fellow Residents

Jim Brady asked all to please stand to honour those residents we have lost since the last AGM on September 1st, 2021. He read the names and a minute of silence was held. The members were:

James Norman Fenton	September 28/21	Margaret Bette-Louise Brown	January 22/22
Joan Powers-Rickerd	October 11/21	Pat Corlett	February 20/22
Frank Young	December 2/21	Gordon (Gord) Leaver	March 11/22
Robert (Bob) Mosey	December 28/21	Harry J. Thornton	March 16/22
Carol Fagel	December 30/21	James (Jim) Norman Bambrick	April 1/22
James Rupert Merriam	December 31/21	June Kydd (Sweetman)	April 14/22
Jimmy Gross	January 9/22	Werner Koepeke	May 11th, 2022

5. Approval of Minutes

As the first order of business, Jim Brady asked that the following motions be made:

MOTION: It was moved by Ed Richards, and seconded by Joy McDonald that the reading of the Minutes of the Annual General Meeting of September 1st, 2021, which included the Notice of Meeting and was delivered to all Members of CCRA as part of the AGM package, be waived. All in favour – CARRIED

MOTION: It was moved by Ken Gadsden and seconded by Bill Gerber, that the Minutes of the Annual General Meeting of September 1st, 2021, be approved. All in favour – CARRIED

6. Introduction of the Board of Directors and Special Guest

Jim Brady introduced the members of the Board who were present: Marilee Egan (Secretary), Murray Smith (Administration Committee), Lee Maher (Treasurer), Nora Senechal (Communications Committee) and Ellen Brewer (Social Committee). He explained that Dorothy Bull (Municipal Affairs) was on holiday and not able to attend. Jim thanked Gord Simmons for representing Tom Phipps for the Governance Committee, and Jim Worsley for representing George Clapham for the House and Property Committee while both are on medical leave. Jim Brady, Marilee Egan and Nora Senechal are retiring after 4 years on the Board.

Special Guest: Justin Jones

Jim Brady introduced the CCRA auditor Justin Jones of Elevation CPA, and invited him to speak. Justin Jones gave an overview of the CCRA audit review. He stated that the audit itself was a “clean audit opinion”; they didn’t find any issues. Justin explained that in total, net assets this year decreased from a net \$148,000 to about \$102,000; a lot of that reduction came as a result of heavier-than-normal Capital and Replacement Reserve Expenses. Revenue was up a bit to \$178,000 from \$142,000. Expenses were \$237,000 in 2021, and this year were \$224,000, mostly due to Capital expenditures such as the deck replacement, leaving a \$45,000 deficit which drives down the net assets. “

7. Treasurer’s Report: Lee Maher

Lee Maher thanked Justin Jones, noting that Justin had covered most of the financial highlights. Lee stated that the budget for this year is set as \$184,000, an 8% increase from last year. The initiation fees of \$500 we receive from new homebuyers will be used to cover the expense of the McCaw path, the low impact activities and games, and to naturalize some of the areas of the meadows. In summary, the assessment this year for the Operating Fund is \$475 per household, and for the Replacement Reserve Fund is \$75, so the total resident assessment will be \$550 per household, a 4% increase over last year.

Lee Maher asked for a motion of approval of the Auditors Report:

MOTION: It was moved by David Cooper and seconded by Chad Johnson that the Auditors Report and Audited Financial Statements for the fiscal year ending March 31, 2021 be approved as presented.

All in Favour – CARRIED

Lee Maher then proposed a motion of appointment of the auditor for CCRA for 2022-23:

MOTION: It was moved by Lee Maher and seconded by Joy McDonald that Elevation Chartered Professional Accountant be appointed Auditor for CCRA until the next AGM or until a successor is appointed, at such remuneration as may be approved by the Board of Directors.

All in Favour - CARRIED

8. President’s Report – Land Use Committee Update

Jim Brady reviewed the Standing Committees and their Directors. He referred to the Committee reports included in the AGM package, and invited members to ask questions on any of these reports at the end of the meeting.

Jim recalled the Land Use survey which was sent out last year: 227 copies were sent, and 203 households responded with their preferences and ideas. A majority of the responses showed that Members strongly approved the following three proposals: to return a lot of the land to a natural forested state, to upgrade a portion of the land to a park-like quality around the Centre, and to establish and fund some low cost activities. The survey showed strong disapproval for a racquetball court, or a 6 hole golf course which would be shared with the public. Following the survey, Director George Clapham established a Land Use Committee consisting of 12 current homeowners from different areas of the community. David Cooper volunteered to be the Chair, and Director Dorothy Bull was the liaison between the Committee and the Board.

Their mandate was:

1. to investigate and submit recommendations to the CCRA Board based on and consistent with the land use survey results.
2. To bring to the Board for approval recommendations on how to enhance the newly acquired lands going forward.
3. To seek approval from the CCRA Board to move forward with the recommendations and findings of these projects.

At the May 10th, 2022 Board meeting, the Land Use Committee made presentations and recommendations for three separate low cost projects which could be financed using the \$500 initiation fees CCRA receives from new homebuyers as part of our funding agreement with Geranium.

The Board approved these three: the planting of wildflowers and ornamental grasses on the lakeside bunkers, the completion of the McCaw pathway, and the development of low cost activities such as of table tennis, corn hole, and badminton. There was some talk of including shuffleboard but that was postponed as it requires a permit from Kawartha Lakes Conservation Authority since it involves digging and the use of concrete. The cost of the activities is much less than the earlier estimate of \$10,000.

The planting of the bunkers has been approved by the Kawartha Lakes. It's estimated cost is \$9000.

The completion of the McCaw pathway was approved by the Board in 2019, at a cost of \$8000.

Realizing that development will continue over several years and that new homeowners will be moving in, the Board recommends that the ad-hoc Land Use Committee be turned over to the new Board. The House and Property Committee will be responsible for implementation of approved projects.

Jim Brady expressed sincere thanks to David Cooper and the LUC for the many hours spent researching, costing, and planning, and for their recommendations.

Jim Brady then asked Gord Simmons to make the Nomination Committee Report.

9. Nomination Committee Report:

Gord Simmons explained the nominating process.

The Nominating Committee consisting of Tom Phipps, George Clapham and Gord interviewed 25 candidates who had indicated an interest in serving on the Board or on a committee at one of the "Meet and Greets" or in other conversations. Letters confirming their interest were sent to potential Board candidates. Those interested in serving on a committee were referred to the Chairpersons of the committees and Gord noted that about 14 people have already joined. Gord thanked Lauren Maher for her assistance in suggesting interested candidates.

Candidates for Director had their eligibility as homeowners in good standing confirmed, and their experience compared with the requirements of the various jobs.

Gord Simmons announced that the following candidates have come forward to stand for nomination to the Board, and he was very pleased to introduce Carole Johnson, John Nesbitt, and Lou Rocha to the Members.

Gord Simmons asked if there were any nominations from the floor. None were made. As required, Gord repeated the question twice more. There were no nominations.

Gord declared the nominations closed, and asked Jim Brady to cast a single ballot to approve the election of the above candidates. Jim did so, and declared them elected as Directors of the Corporation.

10. Other Business:

Jim Brady opened the meeting to questions from the floor.

Question: Nettie Kuipers: Netty asked if there was any news on the development of the Greenwood assisted living building.

Answer: Jim Brady stated that the last conversation we have had informed us that Greenwood has to has to redo their entire costing and planning because of the Covid situation, and we suspect it may be a couple of years before anything happens. He noted we have had difficulty in reaching anyone at the company. He mentioned we have talked to the Township about the mess of the property, and Greenwood has been told to seed and “green” it. We do not know if they will do anything about the fences.

Question:

Pam Woodruff: Pam asked if there had been any thoughts about installing lights along the McCaw pathway.

Answer: Jim Brady replied no, but perhaps it could be kept in mind for the future.

There were no further questions.

11. Ratification of All Proceedings of the Board

President Jim Brady asked for a motion from the floor for ratification of all proceedings of the CCRA Board.

MOTION: It was moved by Lyn Hatt and seconded by Doug Thiemann that all acts, contracts, proceedings, and appointments, elections, and payments enacted, made, done, and/or taken by the Directors and Officers of the Canterbury Common Residents Association since the last General Meeting of September 1, 2021 are hereby ratified, sanctioned, confirmed and approved. All in favour – CARRIED

12. Adjournment

Jim Brady thanked everyone for the support he has received over the past 4 years.

MOTION: There being no other business, it was moved by Don Cann that the meeting be adjourned at 7:53 pm. All in favour - CARRIED

Jim Brady, President

Marilee Egan, Recording Secretary

Date

Date

NOTE: These minutes are “DRAFT” until confirmed and approved by the membership at the 2023 Annual General Meeting.

