

**2023 ANNUAL GENERAL MEETING
ALPINE PARK – HOMEOWNERS ASSOCIATION**

VIA: Zoom Virtual Meeting
June 14, 2023 @ 6:30pm

ZOOM ETIQUETTE

Heather Fennell, Zoom Moderator, reviewed how to use Zoom for the meeting.

VERIFICATION OF QUORUM

The quorum requirement for the AGM in the current bylaws state that 50% of the units present in person or by proxy shall constitute a quorum of the Corporation; a total of 51 units.

The zoom moderator advised that yes, there was quorum with 255 units present in person and 0 units represented by proxy, for a total of 255 units.

Chairperson advised that she was appointing Heather Fennell of C-Era Property Management to act as Secretary and record the minutes for the Annual General Meeting.

CALL TO ORDER

The meeting was called to order at 6:34pm

ELECTION OF CHAIRPERSON

Motion: To appoint Tara Steell as Chairperson of the meeting.

Moved by: Unit 26

Seconded by: Unit 14

All in Favour, MOTION CARRIED

INTRODUCTION OF HEAD TABLE

Board Members

Tara Steell

Shavonne Doell

Emily Anda

Ian Meredith

Jayna Son

Michael Tandara

FINANCIAL REPORT

A copy of the audited financial statements for the March 31, 2023, fiscal year, as prepared by Murray Hunter, was distributed with the notice of the meeting.

As the auditor was unable to attend due to prior engagement, Violet McNaughton will present and review the audited financial statements for May 31, 2023.

Motion: The auditor's report and the audited financial statements for the fiscal year ending March 31, 2023, be approved and adopted as presented:

Moved by: Unit 25

Seconded by: Unit 45

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NEW BUSINESS

Question Unit 70 Lane: Our neighborhood is looking so nice! There are a couple areas that don't seem to get mowed.

Tara: If you can provide a location so that we can check that out.

Question Unit 41 Bluerock Way: Do we have a timeline for front yard landscaping yet?

Tara: The front yard landscaping on your property is between you and your builder.

Question Unit 96 Manor: When will Dream provided tree planting start on properties?

Tara: During the upcoming TownHall, we have a slide in the presentation how the process works and how to request your tree if you haven't already done so. There will also be the contact information to help follow up on that.

Question Unit 104: Are there any planned increases in HOA fees for the upcoming fiscal year?

Tara: One of the things that we have talked about over the last little bit is inflation itself and the fact that everything is going up, whether that's labor, whether that's materials, Ideally, the hope is that the fees don't have to increase, but realistically, they're not going to stay the same in perpetuity, they are going to have to raise whether that happens in the next year. So that would be up to how we manage the number of units coming on. Also, the costs but we have been working very closely with our contractors to try to keep the prices where they are.

ADJOURNMENT

Motion: To adjourn the meeting at 6:50pm

Moved by: Unit 46

Seconded by: Unit 26

All in Favour, MOTION CARRIED