

Copperwood Homeowners Association

2024 Annual General Meeting Minutes March 19, 2024

Agenda Item	Discussion	Action
1. Welcome	<p>Called to order by Brad Abel at 7:04 pm</p> <ul style="list-style-type: none"> Quorum met: over 10 households present at Call to Order <p>In attendance – total ____:</p> <ol style="list-style-type: none"> Al Dredge – 920 Hope Way Greg Bentz- 5020-213 St. Brad Abel – 5019-213 St. Shannon Antle – 4831-209 St; shannonantle27@hotmail.com Orest Dmytryshyn – 21103 48 Ave. Kris and Brian Schinke – 4803 211 St. Geri Dawson – 1033 Hope Road Kristen Smith – 4816-212 St. Kalina Garritty – 4816-209 St. Pat and Patricia Kimmitt – 4916-210 St. Cathy and Gord Johnston – 4712-209 St.(video) Al and Melody Warkentin – 1022 Hope Road Laura Beatson – 904 Hope Way (video) Jerry Gordon - ? (video) Mari-Michele Salava 4909 214 st (video) Owen Salava 4909 214 St (video) Marlin Pasaribu 4918-213 St (video) Marion Donal – 924 hope way (video) Mike Wilman – 4911-210 St Melody Mitchell – 1022 Hope Road Deborah Odegard -922 Hope Way (video) 	Quorum met
2. Approval of Agenda	Patricia seconded by Kirsten – all in favour, no objections raised or noted	
3. Review and Approval of Draft Minutes	Adoption of Minutes from 2023 Annual General Meeting. Motion by Al, second by Melody Mitchell – all in favour and there being no objections, approved as presented.	To be made available on the CHOA webpage
4. Presidents Report	<p>High level summary of events and acknowledgement of the attendees.</p> <ul style="list-style-type: none"> Year in Review: thanks to past board; Life cycle of association – collect fees, then to improvements phase (mulch, fence, etc); This year's improvements – more longer lasting flowers; annual bbq attendance was an all-time high; Black iron fence repair- sand/paint rust spots; Fee increase by \$5 – first fee increase ever ... soft increase because we removed the e-transfer fee 	

5. Treasurers Report	Summary of Revenue and Expenses <ul style="list-style-type: none">• Gross profit \$63,997.03• Operating Expenses of just over \$13,620• Maintenance Expenses of just over \$17,187• Regular maintenance \$37,049.77• Profit of about \$(8970.98) Balance sheet: <ul style="list-style-type: none">• Bank \$40200• AR \$35063• GIC \$30,000 Audit by Angie and Dean Schmidt Motion to accept the treasurer report as presented – Geri, seconded by Al Warkentin. All in favour, no opposed	
6. Appointment of Auditor	Melody Mitchell and Laura Beatson will be asked to audit financials for the upcoming year.	
7. Fences	Fence maintenance poll: <ul style="list-style-type: none">• Discussion of pros and cons to maintain fences to various degrees. Value of fences to neighbourhood vs. costs to maintain, so options presented and (polling votes in favour)• Option 1 – all fences maintained/replaced by CHOA (4)• Option 2 – select (stone/rot iron) fences maintained replaced by CHOA (2);• Option 3 – maintenance by CHOA, replacement by homeowner (12)• Option 4 – CHOA does nothing but enforce (2)	
8. Appointment of Board of Directors	Directors on second year of term: Brad Abel, Orest Dmytryshyn, Kalina Garrity, Ryan Henry, Patricia Kimmitt. Open call out for anyone interested in being a director. The following were nominated: Greg, Al, Shannon Nominations accepted by acclamation, no objections noted [NOTE– as there is 1 more vacancy, Kirsten may volunteer] Executive Positions to be established at the next board meeting.	
9. Closing	804 pm Motion by Greg to adjourn meeting, no objections and done	