

Copperwood Homeowners Association

2025 Annual General Meeting Minutes March 11, 2025

Agenda Item	Discussion	Action
1. Welcome	<p>Called to order by Brad Abel at 7:02 pm</p> <ul style="list-style-type: none"> Quorum met: over 10 households present at Call to Order <p>In attendance (or virtual):</p> <ol style="list-style-type: none"> Al Dredge – 920 Hope Way Greg Bentz- 5020-213 St. Shannon Antle – 4831-209 St; (virtual) 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. (virtual) Jerry Gordon – 2011 Hope Road Anna and Darrell Just – 1019 Hope Road Sedrick Samuda – 4930-214 St. Gord and Colleen Cameron – 4823 213 St; Al Warkentin and Melody Mitchell – 1022 Hope Rd Geri Dawson – 1033 Hope Rd Chad and Jocelyn Whitney – 4719 209 St Sophia Sherman – 4946-214 St Dennis Gluska – 4827 209 St (virtual) Paul Jones – 4814 209 A St (virtual) Doug Banks – 4924 210 St (virtual) Trevor Loomer – 4819 211 St (virtual) Rob Schmeichel (virtual) Katherine Weir – 21111 48 Ave (virtual) Elaine Willden – 4819 212 St (virtual) Claudia Garcia – 20723 51 Ave (virtual) Kevin Pon 20704 51 Ave (virtual) Corianne and Leigh Dickout 4908 210 St 	Quorum met
2. Approval of Agenda	Greg seconded by Al to approve agenda. Discussion from Virtual attendees that online participants could not see material. All physically present voted in favour, at least one online participant abstained – motion passed.	
3. Review and Approval of Draft Minutes	Tabled – as minutes were not on website	Minutes from 2024 and 2025 to be put on website
4. Presidents Report	<p>By Ryan for Brad</p> <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; 	

	<ul style="list-style-type: none"> Wins for the year – new contract with CAE -nothing but good to say about them, slight increase in fees; Plants were great Installed irrigation at front entrance – now both sides have irrigation; Signs were stolen and the new board will deal with replacement 	
5. Treasurers Report	<p>Profit and Loss Statement attached - Summary of Revenue and Expenses</p> <ul style="list-style-type: none"> No major expenses, but utilities have tripled. Other routine expenses, such as management fees, have gone up, but only slightly – good bang for the buck as CAE does a great job making the board's job much easier Gross profit for December 2023 to November 2024 \$61,808.72 Total Operating Expenses of \$10,393.54 Total Regular Maintenance Expenses of just over \$31,192.10 Total Expenses \$41,585.64 Profit of about \$20,223.08 <p>Audit by Laura Beatson</p>	
6. Appointment of Auditor	<p>Motion by Shannon seconded by Greg, to have Shannon reach out to Laura Beatson, to see if she'll do it again. No objections, motion carries.</p>	Shannon to reach out to Laura to be Auditor
7. Ratification of Past Acts of the Board, Board Members and Officers	<p>Motion by AI, seconded by Greg, to ratify and approve all acts of the board, board members, and officers. Discussion from virtual attendee that they could not approve what they don't know about, but that they neither objected nor approved. All present physically agree and no objections noted – motion passed.</p>	
8. Appointment of Board of Directors	<p>Directors on second year of term: Greg, AI, Shannon</p> <p>Open call out for anyone interested in being a director. The following were nominated:</p> <p>Nominations of</p> <p>Brad Abel, Ryan Henry, Patricia Kimmitt, Kristen Smith, Dennis Gluska, Shophia Sherman.</p> <p>All nominees accepted by acclamation, no objections noted</p>	
9. Closing	<p>7:46 pm Motion by AI to adjourn meeting, no objections and meeting ended</p>	