



ANNUAL GENERAL MEETING

Alstonvale Residents' Association

March 30, 2019

Abstract

Meeting of residents to discuss the budget and other issues affecting the Association.

In case of discrepancy, the English version of these minutes shall prevail.

Minutes submitted by Gaétan Houle

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AGENDA

- Roll call – quorum
- Procedures – motion to place the notice of meeting into the meeting book, agenda
- Approval of the minutes of the 2018 AGM and SGM
- Approval of the 2018 financial statements
- Other businesses
 - President’s report
 - 2019 budget
 - Architectural Review Committee report
 - Motion to amend the Charter
 - Varia
- Election of Directors
- Questions from the members
- Adjourn

OPENING OF THE MEETING

- There was a quorum, with 30 ARA members (22 properties) present at the meeting.
- The meeting was opened by Michael McMillan at 10:08 hrs, who chaired the meeting as President. Gaétan Houle was the Secretary for the meeting.
- A copy of the notice of the present meeting, which was posted at the mail boxes, was produced and ordered to be inserted in the Minutes Book immediately before the entry of the minutes of the present meeting.
- It was moved to approve the agenda, motioned by Jody Wright and seconded by Ewan Charles Winters. The motion was carried unanimously.

MINUTES OF THE AGM AND SGM MEETINGS – FEBRUARY 10, 2018

- The draft minutes of the 2018 AGM were posted on the ARA portal. It was moved to accept the minutes as submitted, motioned by Diane Traversy and seconded by Nathalie Charland. The motion was carried unanimously.

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- The draft minutes of the 2018 SGM were posted on the ARA portal. It was moved to accept the minutes as submitted, motioned by Hank Kruijt and seconded by Nathalie Charland. The motion was carried unanimously.

ANNUAL REPORT

- After giving a quick rundown of the ARA Board activities in 2018 highlighting the litigation involving the former owners of 38 Vipond, Michael McMillan invited Daren Legault, our City Councillor, to discuss issues related to snow removal and water drainage in the area. The City is aware of the situation and is working on solutions. All were invited to contact Daren directly should they have concerns or questions on matters relevant to the services offered by the town of Hudson (darenl@ville.hudson.qc.ca).

APPROVAL OF 2018 FINANCIAL STATEMENTS

- Michael McMillan presented the ARA Financial Statement for 2018 and the 2019 annual budget.
- Going over the finances, the President provided detailed information on the legal fees that had to be paid following the legal action against the Association that were initiated by the previous owners of 38 Vipond. Our insurance company paid close to \$50k in legal fees on our behalf to close the matter. Not surprisingly, this has resulted in an increase in our yearly insurance fees.
- Answering a question from one of the members on the bad debt, Michael McMillan confirmed that those who don't pay their yearly fees will eventually be required to reimburse the ARA, with interest, whenever they decide to sell their house. The board members keep a close watch on properties for sale and notify the notaries of members in default.
- As suggested by Robert Drucker, the Board will investigate the possibility to take members in default to the small claims court.
- As suggested by Tony Vecchiarino, Michael will attempt to produce a graph of the number of residents in default over the years and circulate it to the members.
- As suggested by Robert Drucker, the financial reports and the minutes of the previous draft AGM should be included in future ARA AGM invitations. This will give the members more time to go through the documents prior to the meetings.
- It was moved to approve the 2018 Financial Statements as presented, motioned by Nathalie Charland and seconded by Normand Gendron. . The motion was carried unanimously.

2019 BUDGET REVIEW

- Michael McMillan presented the 2019 Budget. Contrary to 2018, 2019 is expected to be a more normal year for the ARA in terms of budget expenses.

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ARCHITECTURAL REVIEW COMMITTEE UPDATE

- Several construction projects were reviewed in 2018:
 - **21 Rafles, back yard landscaping and structure** at residence of A. Vasilyev: approved on 22 March 2018
 - **23 Rafles**, detached garage of M. O’Shaughnessy: approved on 26 June 2018
 - **31 Vipond**, accessory building of R. Drucker: approved on 19 June 2018
 - **69 Mayfair**, driveway of Sarah Butcher: Approved on 10 May 2018
 - **25 Vipond**, detached garage of Frank Pieters. Plans were rejected on 9 August 2018 for the construction of a garage that did not meet the specifications of the Charter. Despite several meetings with the members of the Architectural Committee to arrive at a suitable compromise, the owner decided to construct his detached garage as per his initial plans. The owner has been officially notified that he is in default of the Charter and the ARA is considering filling a lean on his garage.
- The Architectural Review Committee continues to work with the town of Hudson to look at the possibilities of rezoning the area of Alstonvale to ensure that the restrictions of the Charter are taken into account when construction permits are issued by the Town. This arrangement should avoid conflicts in the future.

MOTIONS TO AMMEND THE CHARTER

- The Architectural Review Committee commonly approves, coloured gravel and asphalt as a driveway covering when accompanied by paving stone boarders. The President proposed a change to section V.G.7.b) of the Charter to read:

*The maximum width of a driveway at the front property line shall be 5 m (16 feet-5 inches). Driveway materials and design must be approved by the Committee and shall be constructed only of paving stones (pavé-uni), **or asphalt with a paving stone border or coloured gravel with a paving stone border** or any such other materials as may be approved from time to time.*

After discussion and questions, it was moved to put the amendment to a vote, motioned by Ewan Charles Winters and seconded by Serge L’Italien. The motion was carried unanimously.

- The Architectural Review Committee has had multiple requests for permission to build detached garages years after the main building has been completed. In a couple of cases the placement of the main building on the property, the size of the lot, natural obstructions and/or the topography make the placement of the garage problematic. The amendment is to clarify the hardship rule currently in the Charter, as it could be applied to detached garages. After answering questions and entertaining discussions and modifying the setback, the President proposed to add the following paragraph to section V.G.8 of the Charter to read:

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Lot size, house placement, topography, natural obstructions, hardship, aesthetic or environmental considerations may require that a detached garage have doors parallel to the façade of the house. If this is the case, the setback of the detached garage shall be a minimum of 2 m (78 inches) from the rear façade of the house.

It was moved to put the amendment to a vote, motioned by Steven Reed and seconded by Anthony Vecchiarino. The motion was carried unanimously.

VARIA

- A question was raised concerning Daniel Rodrigue's plan to build semi-detached houses on Mayfair. The President stated that based on informal information received, Mr. Rodrigue will not proceed with his project.
- Work by Daniel Rodrigue to smooth the curve at the beginning of Mayfair from Cambridge is expected to start this Summer.
- Since several families have young children, the Board of Directors will consult with the Town of Hudson on the possibility to have a park for young kids in Alstonvale.
- A contractor has been using the vacant lot on 39 Vipond as a dumping site. The Board of Directors will contact the Town of Hudson to have the material removed or leveled to improve the esthetics.
- The Board of Directors will contact the Town of Hudson on the possibility to have speed bumps installed on Mayfair and Vipond. Should the request be supported, options will be shared with the members on possible locations for the speed bumps.
- Daren Legault has informed the members that the Town of Hudson is working on amending its by-laws concerning the requirement to keep dogs under leash.

ELECTION OF ARA'S DIRECTORS FOR 2019

- The President explained that each year, 50% of the board members are up for re-election. Valérie Dujardin volunteered to fill a vacant Board position, which was accepted unanimously by the Board. Since no other ARA member volunteered to be on the Board of Directors, the composition will be as follows for 2019:
 - Michael McMillan
 - Gilbert Vocelle
 - Gaétan Houle
 - Valérie Dujardin
 - Jean-Marc Dupont

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- Daniel Stachlewski
- Terence Browitt (ex-officio)
- Michael McMillan called a meeting of the Board to be held in the coming weeks in order to determine the responsibilities of the Directors.

ADJOURNMENT:

A motion was submitted by Michael McMillan and seconded by Nathalie Charland to adjourn the meeting. The motion was carried unanimously at 11:53 hrs.