



ANNUAL GENERAL MEETING

Alstonvale Residents' Association

February 22, 2020

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

ALSTONVALE RESIDENTS ASSOCIATION

AGENDA

- Roll call – quorum
- Procedures – motion to place the notice of meeting into the meeting book, agenda
- Approval of the minutes of the 2019 AGM
- Approval of the 2019 financial statements
- Presentation by the Town of Hudson
 - Use of drinking water
 - Boil water advisory
 - Surface water drainage
- Other businesses
 - President’s report
 - 2020 budget
 - Architectural Review Committee report
 - Social Committee Report
 - Varia
- Election of Directors
- Questions from the members
- Adjourn

OPENING OF THE MEETING

- There was a quorum, with 21 ARA members (17 properties) present at the meeting.
- The meeting was opened by Michael McMillan at 10:02 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 emailed or mailed to all the residents, 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 Serge L’Italien and seconded by Ewan Charles Winters. The motion was carried unanimously.

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MINUTES OF THE AGM MEETINGS – MARCH 30, 2019

- The draft minutes of the 2019 AGM were posted on the ARA portal. The address of A. Vasilyev was corrected in the minutes. It was moved to accept the minutes as submitted, motioned by Linda Fuller and seconded by Dianne Traversy. The motion was carried unanimously.

APPROVAL OF 2019 FINANCIAL STATEMENTS

- Michael McMillan presented the ARA Financial Statement for 2019. He answered a few questions concerning the increase in insurance cost and the cost for professional services. The President explained that legal fees 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.
- It was moved to approve the 2019 Financial Statements as presented, motioned by Ken Mason and seconded by Tony Vecchiarino. The motion was carried unanimously.

PRESENTATION BY THE TOWN OF HUDSON

Darren Legault was accompanied by Philip Toone and Iain Dalgarno from the Town of Hudson, who have been invited to bring the residents up to date on issues of interest.

Use of Drinking Water

- Mr. Dalgarno informed the residents that Hudson is the highest consumer of fresh water in Canada, with an average consumption rate of 480 litres/pers/day. In fact, the residents of Alstonvale and Hudson Valley consumed 819 litres/pers/day in 2019, which is twice the Canadian average.
- The ban on water sprinkling is due to the overconsumption of fresh water in Hudson as the Town is under pressure from the Quebec Government to reduce its consumption. If it does not succeed in reducing its water consumption, it will not be able to receive grants from the Government. The objective set by the Government is 366 litres/pers/day. Mr. Dalgarno explained that the fact that the Alstonvale residents tend to have much larger lots than the average Canadian is not a factor that is considered by Government authorities in setting up their targets.

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- A pilot project involving the installation of water meters in 60 residences in Hudson is underway. Depending on the results of the project, water meters could become the norm in Hudson's homes in the near future.

Boil Water Advisory

- A boil-water advisory was issued last summer following the discovery of a bacteria in the Vipond water well.
- The water well was constructed in soil having a high percolation factor. Mr. Dalgarno explained that the most likely scenario for the presence of the bacteria is that dog excrement may have been dropped in the vicinity of the water well and infiltrated the water supply. A fence around the water well will be erected this summer to prevent this problem from occurring in the future.

Surface Water Drainage

- A presentation by Mr. Dalgarno was given last Fall on street drainage, which was based on an expensive bioretention drainage system proposed by a consulting firm. Following the presentation, the ARA quickly formed a small committee and presented an alternative to the Town, based on the use of winterized dry wells in areas where the water tends to accumulate.
- The Town reached out to the same consulting firm to review the ARA proposal whom concluded that too many dry wells would be needed to be cost effective. This conclusion was based on the hypothesis that all of Alstonvale is built on clay, with a percolation factor of near zero, which is far from reality. In fact most houses have been built on sand, which has a very high percolation factor.
- As a next step, the Town will conduct percolation tests to identify the areas where there is clay in Alstonvale. The information collected should help estimate the efficiency of the dry well approach.
- Regardless of the test results, all recognized that the water table on Vipond is very high and that a dry well approach may not be viable on that street.

OTHER BUSINESS

President's Report

- The President did not have anything to report.

2020 budget review

- Michael McMillan presented the 2020 Budget. No questions were raised.

Architectural Review Committee Report

- 14 Rag Apple: Information sent to Mrs. Leesa Smith on April 23, 2019 concerning a fence project.
- 91 Mayfair: Plans were approved on September 6th, 2019 for the residence of Matt Lane and Nathalie Ross.

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- 44 Vipond: Information concerning all the building rules and conditions in our Alstonvale Community Charter was sent to Mr. Frederic Gauthier on April 15th, 2019 as he was planning to buy the lot.
- 40 Vipond: Landscaping plans approved on June 14th, 2019 for Dimi's property.
- 15 Rag Apple: Plans approved on September 17th, 2019 for the addition of a solarium to Mrs. Emmanuelle Legros and Mr. Roger Carpentier's home.
- 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.

Social Committee Report

- Monique Renaud provided a summary of 2019's events: the June picnic was cancelled due to bad weather. The August corn roast was a success, with 36 in attendance.
- For 2020, they plan on having a picnic in June and are looking for good ideas for an August event. The President agreed to send an email to the residents to see if they could make recommendations.
- Monique is looking for new volunteers willing to get involved.
- A clean-up day will be organized this spring to pick up the trash left along the streets during the winter months.

Varia

- Valérie Dujardin has volunteered to consolidate the ARA by-laws and the Charter. She will be reaching out for volunteers who would like to get involved.
- A question was raised concerning the creation of an recreational park for kids. The President indicated that the Town did not have a lot that could be used in our area. Further, it does not have the reputation of taking good care of these parks once they have been built.
- The issue of speed bumps has been raised with the Town on several occasions. The President indicated that the Town is not too receptive to this measure to reduce traffic speed, for various reasons.
- It was proposed to ask the Town to put a stop sign at the southern intersection of Vipon and Mayfair as it leads to a blind spot for people driving north on Mayfair.

ELECTION OF DIRECTORS

Daniel Stachlewski and Valérie Dujardin's board positions are up for renewal. Given the departure of Jean-Marc Dupont as a board member, a total of three board positions need to be filled from a pool of four candidates:

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- Daniel Stachlewski
- Valérie Dujardin
- Ken Mason
- Steve Reed

The participants voted for 3 Directors under secret ballot and the following three persons were elected on the Board of Directors for the ARA:

- Valérie Dujardin
- Ken Mason
- Steve Reed

ADJOURNMENT:

A motion was submitted by Linda Fuller and seconded by Jody Wright. The motion was carried unanimously at 11:53 hrs.