



# ANNUAL GENERAL MEETING

## Alstonvale Residents' Association

April 17, 2021

### 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 agenda
- Approval of the minutes of the 2020 AGM
- Approval of the 2020 financial statements
- Other businesses
  - President's report
  - 2021 budget
  - Architectural Review Committee report
  - Town Liaison
  - Social Committee Report
  - Varia
- Election of Directors
- Questions from the members
- Adjourn

## OPENING OF THE MEETING

- The meeting took place over a video conference given the COVID restrictions imposed by the provincial government. There was a quorum with over 30 participants.
- Michael McMillan moved to open the meeting at 10:03 hrs, which was seconded by Gaétan Houle. The motion was carried unanimously.
- A copy of the notice of the present meeting, which was emailed 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.
- Gaétan Houle moved to approve the agenda, which was seconded by Steeve Reed. The motion was carried unanimously.

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## MINUTES OF THE AGM MEETINGS – FEBRUARY 22, 2020

The draft minutes of the 2020 AGM were posted on the ARA portal. A typo on Iain Dalgarno was corrected, and the use of “City” was replaced by “Town”. A date correction was also made. Ken Mason moved to accept the minutes as submitted. The motion was seconded by Jody Wright. The motion was carried unanimously.

## APPROVAL OF 2020 FINANCIAL STATEMENTS

- Michael McMillan presented the ARA Financial Statement for 2020 and answered the questions raised by the participants.
- Gilbert Vocelle moved to approve the 2018 Financial Statements as presented. The motion was seconded by Matt Lane. The motion was carried unanimously.

## OTHER BUSINESSES

### President's Report

- The President did not have anything to report.

### 2020 budget review

- Michael McMillan presented the 2021 Budget. No questions were raised.

### Architectural Review Committee Report

- 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.

### 27 Rag Apple

- Information on our charter for a house construction was sent to Mr. Marcel Leduc on August 28th, 2020 although the land is not subject to our Community Charter.

### 26 Sunrise

- Ms. Marie-Hélène Léger approached us for her new construction on October 1st, 2020 and her building plans were approved on November 2nd, 2020.

### 34 Vipond

- Anne-Marie Ashcroft (broker) informed us that this property will probably be sold but the buyer wanted to know if it was compliant with our charter. Unfortunately, it is not and an e-mail dated November 10th, 2020 was sent to the broker to the effect that the actual owner needed to correct the

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front façade which is to be in the same brick up to the roof including the small pop-out triangle in order for us to give our approval. The sale did not go through.

## **39 Vipond**

- On September 18th, 2020, Mélanie Pothier from Conception Yves Bergeron inc. told us that she had been contracted by Mr. Paul Gibis for a construction project. We exchanged a few e-mails concerning a more contemporary look of this construction and since then, we are still waiting to receive the plans.

## **50 Vipond**

- On October 14th, 2020, Ms. Treiser send us a plan of the proposed location of the fence with some pictures of the type of fence proposed. This project was approved on October 21st, 2020.

## **74 Mayfair**

- On February 3rd, 2020, Mr. Stéphane Carrier was considering putting an offer to purchase the 74 Mayfair property but wanted to know our rules concerning a swimming pool. We exchanged e-mails and since February 6th, 2020, we have not heard back from him.

## **79 Mayfair**

- On May 24th, 2020, we received plans from Valérie Dujardin and Vincent Gérard for a proposed expansion of their residence. We approved the plans on May 26th, 2020.

## **91 Mayfair**

- On June 24th, 2020, we received plans for the proposed landscaping of the residence of Nathalie Ross and Matt Lane. The plans were approved on June 26th, 2020.

## **Social Committee Report**

- Nothing to report given the COVID restrictions imposed by the provincial government. We are looking at the possibility to organize a spring clean-up day. More details will follow.
- All new homeowners have received a letter welcoming them in Alstonvale.

## **Town Liaison**

- Although the Town's capital expenses were reduced to a minimum, the road repairs were done in most placed in the Alstonvale area.
- Although the winter did not bring any freezing rain this year, the work requested by the ARA was completed and seemed to work in most areas. Ken Mason indicated that the Town is aware of the drainage problem in front of 10 Sunrise and they plan on correcting the problem this summer.
- Ken Mason indicated that a request for a new stop sign on Mayfair, at the southern intersection of Vipond, was submitted to the Town, and they indicated that the request will be considered.

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- Ken Mason confirmed that the Town is not in favour of speed bumps on Mayfair to slow traffic down.

## Varia

- Steeve Reed confirmed that all the vegetation that was purchased last year survived the winter.
- In 2021, top soil will be purchased to rejuvenate the soil and new shrubs will be added where needed. Steve also plans on getting the irrigation system going at the North entrance.

## ELECTION OF DIRECTORS

Michael McMillan, Gaétan Houle and Gilbert Vocelle's board positions are up for renewal. All three were re-elected in their current position.

## QUESTIONS FROM THE MEMBERS

- Jody Wright asked a question concerning the Trudeau development West of Alstonvale Rd. Ken Mason will contact the Town to obtain further information.

## ADJOURNMENT:

A motion to adjourn the meeting was submitted by Michal McMillan. Gaétan Houle seconded the motion. The motion was carried unanimously and the meeting ended at 11:13 hrs.