



ANNUAL GENERAL MEETING
SEPTEMBER 20TH, 2022
(Virtual Meeting)

Minutes submitted by Monique Renaud

ALSTONVALE RESIDENTS' ASSOCIATION

QUORUM

Quorum was established.

OPENING OF THE MEETING

Michael McMillan, President, welcomed all participants, who took part in this virtual meeting. He thanked everyone present for their patience in these challenging times. COVID forced a lull in our normal activities and both COVID and changes in accounting rules resulted in a delay in our invoicing and our AGM.

APPROVAL OF 2021 MINUTES

The minutes of the 2021 AGM were published on our website. The President asked the assembly if there were any questions pertaining to these minutes. As there were none, he proposed the adoption of these minutes. He was seconded by Gilbert Vocelle. The minutes were then adopted unanimously.

EXECUTIVE COMMITTEE

Michael McMillan explained that positions are opened on our Executive Committee, and he suggested that anyone who might have an interest in joining should send us an email.

FINANCIAL STATEMENTS (2021)

Michael McMillan presented the financial statements for the year 2021. The accounting fees remained the same as the previous years.

- Accounting fees: we are considering hiring new accountants and are exploring various possibilities.
- Landscape: we spent \$5000 less this year mostly because Ken Mason and Steve Reed did a lot of work on a volunteer basis. Michael thanked them for their exhaustive work.
- Social: there were no social events in the past year.
- Our financial statements will be posted on our website as of tomorrow. Any members who might have questions are welcome to contact Michael directly for the details of our financial transactions.

BUDGET (2022)

Michael McMillan presented highlights of the 2022 budget. As a consequence of the new accounting rules for the preparation of "Notice to Reader" financial statements the Association could face significantly higher accounting fees. The executive will explore alternatives to mitigate this increased expense. A Bad Debt amount of \$3,000 will be budgeted to allow for the writing off of some A/R which could not be collected from owners who moved.

ALSTONVALE RESIDENTS' ASSOCIATION

REPORTS

President: Michael McMillan thanked everyone for their support. He thanked particularly Mr. Gaétan Houle, who has served as Secretary on the Board. His business pressures have caused him to resign.

Architecture: Gilbert Vocelle reported the following:

75 Mayfair

Mr. Claude Beauchamp and Mrs. Stéphanie Hovington approached us with the plans for their new construction on April 5th, 2021, and their building plans were approved on April 21st, 2021.

101 Mayfair

Mr. Michel Larouche and Mrs. Caroline Girard approached us with plans for their new construction on March 22nd, 2021, and their building plans were approved on July 13th, 2021.

25 Raffles

Mr. Mike Lamothe and Mrs. Jill Commerford 2021 approached us with plans for their new construction and their building plans were approved verbally in December 2021.

Others

Other information and/or approvals were given to several residents during 2021 such as:

- a) an issue between 40 Vipond (Ms. McLachland) and 38 Vipond (Mr. Peter McLarnon) concerning an outdoor structure.
- b) 23 Rag Apple (Mrs. Susan Kaufman) for her landscaping plan and fencing project.
- c) 70 Mayfair for her Geodesic Dome Greenhouse (Mrs. Caroline Kwiatkowska) in her backyard.
- d) 27 Vipond (Mrs. Lynne Balzer) for her fencing project.

Landscaping: Mr. Steve Reed could not be present at the meeting. He reported the following in writing:

- a) The southwestern entrance Alstonvale sign, which had fallen during the winter, was re-erected in its proper location this summer.
- b) The spring and summer cutbacks this year were performed once again in house by Ken Mason and Steve Reed, saving the Residence Association over \$1,000.
- c) The annual flowers at our main entrance were grown from seed and planted by your Landscape volunteer, another cost saving initiative for the Association.
- d) A decision by the BOD was made this summer to accept 4 free truckloads of soil from Heartbeet farms to build up the soil base of the grassy area of our main entrance. Before this decision, this area was strictly sand, which made it

ALSTONVALE RESIDENTS' ASSOCIATION

impossible to grow any grass. Now with the addition of a good soil base and our irrigation system up and running, we should be able to grow a good solid turf in the future.

- e) The BOD will be inquiring into the rental or hiring of a tractor and driver to spread the remaining pile of soil at the main entrance, the distribution of wood chips into the sitting area on Vipond and any other areas of the development that needs work.

Infrastructure:

Mr. Ken Mason reported the following:

- a) The Association has continued to work with the town to continue mitigating the drainage problems experienced in the past.
- b) To that end, two new drywells were installed in the last year, one on Sunrise and one on Mayfair.
- c) Finally, as requested by the residents in previous AGMs a speedbump has been installed on Mayfair.

POSTS FOR RE-ELECTION

Monique Renaud, Steve Reed and Ken Mason are all scheduled for re-election. These 3 candidates are interested in running another term. There was no objection to their re-election. Therefore, they will remain as members of the Board and their post designation will take place during the next meeting of the Board.

QUESTION:

A question was raised about the erosion problem in front of 75 Mayfair. The owner of that property, Mr. Claude Beauchamp, is very concerned by this as it is right in front of his property, and the landscaping of his property was done properly.

Discussion: The Town of Hudson had a look at the problem. The dry well was cleaned twice; an inground capture of water was installed. But the problem remains. Ken Mason will continue to bring up this item with the Town of Hudson, with whom he remains in contact. Mr. Gaétan Houle explained that he sent photos to Daren Legault, our councillor. It will be important to prevent the formation of sediments.

PROPERTY LINE

We were made aware that at least one resident has been cutting off their property line, into the walking path (which is public property). Members should avoid such a practice.

ADJOURNMENT

Ms. Halina Kedziora proposed the adjournment of the meeting. She was seconded by Mr. Claude Beauchamp.