



ANNUAL GENERAL MEETING

March 15th, 2025

Minutes submitted by Monique Renaud

ALSTONVALE RESIDENTS' ASSOCIATION

QUORUM

Quorum was established.

OPENING OF THE MEETING

Heather Trott, ARA President, opened the meeting by welcoming all members attending the annual meeting.

NOTICE OF MEETING

A motion to place the notice of the meeting into the book of minutes was approved by all participants.

APPROVAL OF THE MINUTES OF THE 2024 AGM

Ms. Colleen Long proposed the approval of the minutes of the 2024 AGM. The motion was seconded by Mr. Vincent Sabbagh and approved unanimously.

BOARD OF DIRECTORS' REPORTS

President's Report

Ms. Trott highlighted the vibrancy of the ARA community and expressed appreciation for the privilege of living in such a special and unique environment. She explained that the board's focus on the charter review had to shift toward addressing security concerns following a series of break-ins last summer that left many residents feeling insecure.

The board acted promptly, and Mr. Gaétan Houle, a security expert, took an active role in preparing informative presentations for ARA members on how to better protect their properties.

Ms. Trott also expressed gratitude to Mr. Steve Reed, who previously managed environmental responsibilities and resigned last year. She welcomed Mr. Vincent Sabbagh, who has since joined the Board.

Architectural Committee Report

Mr. Gilbert Vocelle, Chair of the Architectural Committee, provided the following report:

- **No New Construction:** No new house construction plans were submitted for approval in 2024.
- **Requests and Approvals:** Several requests for information or approvals were addressed during the year:
 1. **106 Mayfair:** On March 12, 2024, the rules and regulations for Alstonvale were sent to Susan Mason, a broker for Charisma Realty Inc., representing Louise Browitt. She was asked to include the information in her listing and inform the notary to incorporate the Charter into the Deed of Sale.
 2. **24 Rag Apple:** On January 28, 2024, an email was sent to Mrs. Jennifer Pearcey, a prospective buyer, providing details about the Alstonvale Residents Association's Charter and relevant contacts for future construction inquiries.
 3. **45 Vipond:** On March 12, 2024, Mr. Patrick Gérard, a broker with Re/Max Actif in Saint-Bruno, requested information on Alstonvale and its Charter. He was advised to include it in his listing and inform the notary to insert it into the Deed of Sale.
 4. **82 Mayfair:** On May 13, 2024, Mr. Carl Poirier, a broker with Royal Jordan, was provided information regarding Alstonvale and its Charter. He was also asked to ensure the notary included the Charter in the Deed of Sale.

Lastly, Mr. Vocelle expressed his gratitude to Mr. Gaétan Houle and Mr. Cork Winters for their valuable assistance and advice on the Architectural Committee. He emphasized the importance of maintaining clear and effective communication among ARA members.

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Town Liaison

Mr. Gaéтан Houle is responsible for the liaison with the Town of Hudson and is in frequent contact with Ms. Hutchison, our mayor. He reported the following:

- 1) The harmonization of our Charter with the Town by-laws is a top priority for our area. This aspect is important because people wishing to build a home in our area will have to obtain the approval of the Town before building a property.
- 2) Sandy Beach: The Town would like to acquire it, but the cost is high (\$8,000,000 - \$10,000,000). A group of 100 individuals have shown an interest in purchasing it, but the mayor has not decided if this would be the right thing to do. Negotiations are ongoing.
- 3) Dry well maintenance: The dry well at the intersection of Sunrise and Mayfair has collapsed, a problem that happened several years ago, and it presents a safety hazard. The Town is supposed to address this problem after the spring thaw.
- 4) Alstonvale Road: the road leading to Main Road is in danger of collapsing. Town engineers have investigated this problem. The cost of fixing this road would be approximately \$2millions. This road is under current inspection by the Town and might be closed, should there be a severe storm.
- 5) Streetlight – Cambridge & Harwood Road: the light at the entrance of The Falcon is very dim and we have asked what can be done about this. Apparently, this is not a priority with the provincial government, and it is now under the jurisdiction of the MRC Vaudreuil.

Questions to Mr. Houle evolved around the potholes on Mayfair as well as a heavy branch hanging above the road and the soft shoulder at the entrance of Mayfair. Mr. Houle will investigate these matters.

Mr. Houle invited all members to contact him, should they have issues to report.

Treasurer

Mr. Michael McMillan stated that the financial statement for 2024 have been posted on our web site. He also explained that the ARA's financial position is very good, with a surplus of \$6000 and very few debts.

Q & A: a member noted that the financial statements show a figure of \$58,000 in our assets. Mr. McMillan explained the difference between assets and surplus and that \$58,000 are an asset, not a surplus.

Mr. McMillan also added that we have been very successful in collecting old dues, as many notaries and real estate agents know of our Association and support it. We have a total of 108 properties in Alstonvale, 80% of them being of people who reside here. As to what is the cost of \$6000 in the section Environment, Mr. McMillan explained that the bulk of the expense is to pay for the Country Gardeners who charge for the maintenance of the grassed areas, the flower beds, etc... Volunteers have been taking care of the cutbacks that need to be done a few times every summer on the empty lots and common areas. These areas are the property of the Town of Hudson. However, they would take care of the cutbacks only once/year. Because we want our development to look good, we take care of it ourselves. Mr. Claude Konikow thinks that we should pay for this work and send the invoice to the Town of Hudson.

Social

Ms. Helena Kedziora, social committee chairperson, reported the following:

The purpose of the social committee is to foster a sense of community among the residents of Alstonvale.

To that end:

- The President, Heather Trott, and herself welcomed new families by dropping by to greet them and offer a gift of a couple of bottles of wine.
- She organized a dinner at the restaurant of the Falcon Golf course, which was well attended and well received, this despite the glitches of an inexperienced and understaffed wait service.
- In May, a golf tournament and dinner were planned at the Falcon. Unfortunately, due to a misunderstanding with the management, the event had to be cancelled.

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- Always a popular and lively event, a wine and cheese tasting was hosted in September on the grounds by the Alstonvale Road entrance.

Ms. Kedziora thanked Diane Martineau and Monique Renaud for their input and support. She also invited members to suggest any new ideas of social events, should they so wish.

Secretary

Monique Renaud, secretary, reported that the Board held a total of 8 meetings during the past year, compared to 5 in 2023. So far in 2025, we have held a total of 2 meetings, in January and February.

Landscape

Due to Mr. Steve Reed's resignation, Mr. McMillan provided the following report on his behalf:

- Approximately \$7,000 was spent on landscaping last year.
- He recommended continuing to hire the services of the Country Gardener for this year.
- He suggested that the cutbacks be completed earlier than usual this year.

In response to various questions about landscaping, Mr. McMillan explained that:

- No noisy garden equipment should be operated after 5:00 PM on Saturdays or at any time on Sundays. If a neighbor does not comply, Town Security should be contacted.
- Trees with a diameter greater than 4 inches cannot be cut down without a permit from the Town.
- Trees removed from a property with 40 or fewer trees should be replaced.

ELECTION OF DIRECTORS

Ms. Heather Trott, President, announced that four directors were up for re-election this year: Gaétan Houle (Town Liaison), Michael McMillan (Treasurer), Gilbert Vocelle (Vice President), and herself as President. Since no other nominations were received, these four directors were automatically re-elected to their respective positions. Ms. Trott expressed her pleasure in working with the team and thanked them for their dedication.

SECURITY

- When asked about the Association's actions regarding security in the development, Ms. Trott noted that Town patrols were more frequent last year, along with increased SQ patrols. However, some participants felt that the SQ presence was insufficient given the number of break-ins. It was suggested that the Association request greater SQ presence in the neighborhood.
- It was acknowledged that burglars often enter properties from the back, making additional patrol cars unlikely to deter all incidents.
- Despite solicitation being prohibited in Hudson, it continues to occur. A suggestion was made to install signs at both entrances stating that solicitation is not permitted. Mr. Houle will raise this issue with the mayor.

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- One participant shared a positive experience, highlighting the SQ's supportive response after a break-in at their home last year.
- Regarding Neighbourhood Watch, Ms. Trott explained that plans to install signs at both entrances are delayed because they must be approved by the SQ and the Town of Hudson, as their logos must be included. The possibility of creating independent signs was suggested.
- Cameras: Filming cars on a public road is not permitted. Residents wishing to install cameras do so at their own risk.
- Window Cleaners: Concerns were raised about the security risks posed by window cleaners. Ms. Trott suggested that a list of reputable companies be added to the Association's website.

ADJOURNMENT

Ms. Coleen Long moved to adjourn the meeting, seconded by Mr. Peter van den Heuvel. The motion was approved unanimously.