



WINDERMERE NORTH HOA ASSOCIATION

MINUTES FROM A MEETING OF THE BOARD OF DIRECTORS

Time: 6:00PM – 8:00PM
Date: May 11, 2016
Location: Police Station – Southwest Division
Attendees: Andrew Tambone, Matt Meier; Ken Hawka, Dave Hohnstein, Trevor Silvey, Darcy Miller, Glen Tralnberg, Melanie Cote, and David Brown
Regrets: Jason Gorman

1. Call to Order:
 - a. Meeting called to order at 6:32pm by Jenn Brown
2. Adoption of Agenda:
 - a. Additions to Agenda:

There were no additions to the agenda.

Motion to accept agenda as presented was made by Darcy M., and this motion was seconded by Dave H. and carried by the Board.

3. Treasurer's Report:
 - a. Annual Return
 - i. Witten Law will file the most recent annual return for the Association.
4. Business Arising from Previous Minutes:
 - a. Obtaining Liability Insurance
 - i. Core will obtain this for the Association and have it in place by June 2016.
 - b. Lawyers
 - i. The Board will use Bishop McKenzie to act in matters of collection and other legal matters.
 - c. Audit and Accounting
 - i. An audit committee was chosen from the Membership at the previous AGM.
 - d. Website / Social Media
 - i. The AGM notice will be posted on the website and other social media as available.
 - e. Communication with Members
 - i. Jenn Brown will enquire with Witten Law about utilizing the list they have generated to communicate with the residents of the Association.

- f. Core Management has been engaged as the management company for the Association.
- g. Update on Advocacy and Community League
 - i. As per the Societies Act, the HOA is not an advocacy group and cannot advocate on behalf of the residents.
- 5. AGM Schedule
 - a. The AGM is scheduled for June 20, 2016. Witten Law will prepare and mail notices to all owners.
- 6. Maintenance Report
 - a. Core will obtain quotes from Seasonal Impact to perform the summer landscaping maintenance for 2016 only. The Board will discuss and determine how to proceed.
- 7. Budget

Motion to accept the budget as amended, resulting is a fee of \$240 for single-family houses and \$120 for multi-family units, was made by Matt M., and this motion was seconded by Trevor S. and carried by the Board. All fees will be due June 30, 2016.

- 8. Adjournment and Date of Next Meeting:
 - a. Meeting was adjourned at 7:55PM by Jenn Brown.
 - b. Date of next meeting will be determined after the AGM via email.