



Agenda and Minutes
Annual General Meeting
GRAYDON HILL HOMEOWNERS ASSOCIATION (the “HOA”)

Date: Sunday, September 28th, 2025

Time: 2:30 PM

Location:

Beulah Alliance Church Southwest Campus

1) Welcome and Registration

Households (non-board members): 6

Board members present: 5

2) Call to order:

Time: 2:35 pm.

3) Board message:

Financials covered are from May 1st, 2024 to April 30th, 2025. We have used the same auditors since 2022. Audit passed and they have found nothing out of the ordinary. Ardan went over line by line on expenses and noted any large variances from 2025 to 2024.

Particular emphasis was made on the \$5K GST reassessment and the penalties and interest that the HOA paid. The one-time \$5K GST has been paid and no further penalties or interest is expected to incur going forward.

A member raised the point of getting discounts on QBO, which will be implemented. This will save us ~\$80 / month.

4) 2024/25 year-end financial review

Move to Accept the Graydon Hill Homeowners Association Financial Statements for the Period Ended April 30, 2025 and the Independent Practitioner's Review to the Members.

Motion: Moved, Seconded, Carried.

5) Election of the 2025-26 Auditor

Move to appoint Yaremchuk & Annicchiarico LLP Chartered Accountants as independent practitioners for the May 1, 2025 to April 30, 2026 financial period of the Graydon Hill Homeowners Association.

Motion: Moved, Seconded, Carried.

6) 2025 Goals

Aim for Balanced Budget, Small Surplus

Invest our savings (GIC, savings accounts, etc.)

Preserve Capital for future Neighbourhood Priorities (two new entrances per Heritage Valley Neighbourhood 14 NASP; Graydon Hill Blvd and Graydon Hill Link)

Collect on past-due accounts.

Dan explained on what the landscaped areas are for the Graydon Hill HOA and what we can, and cannot do. The bulk of our expenses are for the landscaping and for flower pots, and it's money well spent. We also were able to negotiate a much better rate this year as compared to last year, resulting in significant savings.

7) Election of Directors

Move to appoint the following Graydon Hill Homeowners in good standing as the 2025-2026 Board of Directors (5 in total):

Ardan Burton
Sheralee Marcil
Alex Pike
Sasiri Bandara
Raheel Virani

Motion: Moved, Seconded, Carried.

8) Q&A

A question was asked about more garbage cans + benches by the pocket park. Garbage cans will be added by the treed area on the East side of the neighbourhood. For the benches, it's the city's responsibility so dial 311 to get more benches added.

Another question about who is responsible for plowing the paths during both summer & winter. This is beyond the scope of HOA simply due to costs (work + insurance). For the weeds and boulevard right in front or besides the home, it is the homeowners responsibility. But call the city (311) if you have any further issues or questions. 311 is a great resource and are very responsive to any issues.

Another question was how to make the HOA more known and to make our community more livelier. Block party is an idea. Another is to have a temporary skating rink in the pocket park. It is also about having more people volunteering as both a Board and also for helping with the maintenance of the potential skating rink.

9) Adjournment

Time: 3:38 pm

Date approved: October 3, 2025

Signature:  _____

Signature: ABurton