

**MINUTES**  
**ANNUAL GENERAL MEETING**  
**GRAYDON HILL HOMEOWNERS ASSOCIATION (the “HOA”)**

**Date:** Sunday, November 20<sup>th</sup>, 2022 **Time:** 2:30 PM  
**Location:** Beulah Alliance Church Southwest Campus

**1) Call to Order**

a) Time: 2:31PM

**2) Welcome and Registration**

**3) President’s Message**

**4) 2022 Year End Financial Review**

- a) Money into summer maintenance and landscapers
- b) Reviewed independent auditor’s report
- c) Financial statements can be accessed on the website
- d) Reviewed financial statements

Move to accept the Graydon Hill Homeowners Association Financial Statements for the Period Ended April 30, 2022 and the Independent Auditor’s Report to the Members

Motioned - Rob Dyer. Second - Gord Williams.  
All in favor and carried

**5) Election of the 2023 Auditor**

Move to appoint Yaremchuk & Annicchiarico LLP Chartered Accountants as the independent auditors for the May 1, 2022 to April 30, 2023 financial period of the Graydon Hill Homeowners Association.

All in Favor  
Motioned - Dan Nordin. Second - Raheel Virani

**6) 2022-23 Update**

- a) Aimed for balanced budget with small surplus
- b) Focused on summer maintenance; winter maintenance is too costly and inherently high in liability
- c) This year’s approach was a hybrid between city and 3<sup>rd</sup> party contractors in mowing and mulch beds
- d) Future capital preservation for future neighborhood priorities – entrance signs (wood, paint, etc.), future entrances to be added by city.

## 7) Financial Position Review

## 8) Election of Directors

Move to appoint the following Graydon Hill Homeowners in good standing as the 2022-2023 Board of Directors:

- Alex Pike
- Andrew Bardestani
- Ardan Burton
- Dan Nordin
- Oscar Lam
- Paul Agbulu
- Pawan Sharma
- Raheel Virani

## 9) Other Matters / Old Business:

## 10) Q & A

### a) Summer events?

Good idea. We just haven't had a chance to plan any yet this year. Accepting volunteers to help organize.

### b) How can we sign up to volunteer?

Currently only via our email. We do not have a list of upcoming events that people can just sign up with.

### c) When will the development of Graydon Hill be completed?

Turnover to builders from developers has already been completed. There is a plan for Neighbourhood 14 to the east of Graydon Hill that will be built when the city is ready. This will mean construction of the two entrances on the east side of Graydon Hill.

### d) Is there a method in place to ensure those who haven't paid yet pay the HOA fees?

Invoices were mailed out, and fees were due in July. People who haven't paid will be charged interest from July 31<sup>st</sup>. Additional invoices to be issued. If sent to collections, there will be a lien on the property, and the HOA fees will need to be paid before the property can be sold.

### e) What about building a playground in park?

The greenspace is city land. The HOA cannot directly contribute to the development of the playground. A community league is one method to get the city to develop a playground in the green space. A scale is used by city based on the neighborhood size and size of the green space to determine whether a playground can be built.


Lesson learned from this year: Use 311 to put in complaints/requests. No additional cost to HOA.

f) How do we ensure the removal of weeds on the green space?  
The HOA cannot hire third-parties to use chemicals; only the city is authorized. The city will push to have extra spraying next summer. City skipped a cycle last summer due to budget reasons. The land to the east of Graydon Hill this year was left unmaintained and much of the thistle/weeds blew over to Graydon Hill this summer.

g) Christmas lights on entrance signs?  
The next Board will look into this.  
There is currently power there being installed from traffic lights, but because this is not done by the developer, but by the city, the HOA cannot piggyback off the city power due to possible issues affecting the city lights. Adding lighting is possible, but most likely cost prohibitive.

**11)Adjournment**  
3:34PM

Date Approved: 12/04/2022  
(MM/DD/YYYY)

Signature: 

Signature: \_\_\_\_\_