**Humber Village Limited**

**Annual General Meeting**

**Feb 7, 2016 @ 2:00 pm**

**(To be approved at next AGM)**

**PRESENT**

Cliff Bluechardt, Donna Scott, Susan Batstone, Jim Day, Rebecca Montevecchi, Rebecca Milley, Murray Purchas, Michelle Chaulk, Jessie Chaulk, Christina Collins, John Boitsefski, John Jenniex, Maurice MacDonald, Ian & Sheila Simpson, Rob Stratton, John Neville, Dave Batstone, Marina Joseph, Howard & Madeline Swyer, Robin Russell, Judith May, Andrew May

**PROXY**

Sylvia White, Bruce & Annette Denny, Tom & Rhonda Smith, Marina Johnson, Dave Sharpe

**AGENDA**

**APPROVAL OF MINUTES**

Cliff spoke briefly about the last AGM election and the reason for the re-election that was held in April. On a motion by Donna Scott, seconded by Dave Batstone, minutes of previous AGM held on December 14, 2014 were approved and adopted.

**CHAIRPERSON’S REPORT**

* complete report on website

Robin Russell commented on the wording of Cliff’s report that was in the AGM documents. He said the purpose of the board was to protect the company, not to govern.

**TREASURERS REPORT**

Donna gave a detailed PowerPoint presentation on the bridge expenses and a breakdown of our budget. A pie chart showing how our funds are allocated will be posted on the website for residents to view.

Currently notices are sent out when assessments are overdue at 30, 60 and 90 days. Interest on overdue accounts is being charged monthly at a rate of 2%, and interest will not be forgiven. If an overdue account is not paid once final 90 day notice has been sent, we will begin the collection process and all costs incurred by Humber Village Ltd. to collect monies owed will be the responsibility of the persons in arrears.

A discussion on ways to get people to pay followed and, it was suggested that the names of individuals in arrears be posted on the website. John Boitsefski mentioned that some gated communities charge individuals with trespassing. Andrew May suggested we add to our by-laws in order to address these situations.

Michelle Chaulk asked if residents that live outside the Village boundaries pay the same assessments as residents inside the boundaries. The answer was yes, everyone pays the same amount.

There was some discussion on what to do with the November assessment once the loan is paid off. Cliff noted that we need to begin to strategize for medium and long term expenses for the maintenance of the bridge.

**APPOINTMENT OF AUDITORS**

Motion by Donna Scott to approve auditors BDO for 2015, and to pursue other options/quotes for the next year - 2nd by Michel le Chaulk.

**APPROVAL OF BUDGET**

It was suggested that more grading should be done this year and that the operator should grade so that the pothole repairs remain in place for a longer time.

Motion to approve 2016 budget **-** Rebecca Milley, 2nd by Judith May

John Jenniex thanked Donna for doing a great job as treasurer.

 **BUSINESS ARISING**

Road and Bridge report – Jim Day (complete report on website)

An engineering report was conducted by Atlantic Engineering Consultants Inc.; this report was requested in order to determine a proper maintenance schedule for our bridge. The report determined that there is some immediate repair work that should be addressed. Steel cross members on the underside of the north and south ends need to be replaced due to rusting. These repairs will be looked at in early spring of 2016. The concreate support structures need to be repaired next. From this report a yearly maintenance schedule will be implemented.

John Boitsefski asked how much this will cost and will it interfere with us crossing the bridge. TBD when tenders are received.

Paving on the ends of the walkway wasn’t finished in the fall due to the unavailability of a contractor; therefore it will be completed early in 2016.

Andrew May asked if the formula used to determine if heavy equipment is allowed to cross the bridge could be made available. Yes, the board will post the information on the website.

Jim advised that a weight slip from the requestor has to be provided, before he will determine if the equipment is within the engineer recommended weight load specifications.

In light of the necessary pending repairs to the bridge, under no circumstances will any exceptions to the 20 ton limit will be allowed.

John Jenniex noted that some of the original ditching that was initially done when the Village was established was not kept up and this is causing some issues. He felt this should be addressed to prevent further issues. Jim will follow up.

John Boitsefski asked if we could excavate certain trouble areas and replace with rock as a more permanent solution. Jim will investigate.

Andrew May thanked Jim for all his work.

**Community Centre Update**

Complete Report on the website.

Rebecca gave presentation on the developments on the community center. A committee will be formed to further develop the lot. There are no immediate plans for the waterfront access lot but the committee can look into it. If you would like to be on the committee, contact Rebecca.

**Pet Ownership**

As per government regulations, all dogs must be tethered and kept on a leash when walking. If anyone has an issue with a dog, they should try to resolve it with the dog owner. If that fails then the RCMP should be contacted.

**Website**

Katie gave a presentation on the HV website. She described how to navigate the site and the various selections. Katie also encouraged all residents to use the HV email address (humbervillageboard@gmail.com) to contact board members.

Many questions can be answered by visiting the FAQ section.

Any photos can be forwarded for posting and comments are welcomed.

Robin Russell asked if there could be a discussion forum for Village residents. There are no plans at this time.

**NEW BUSINESS:**

The lease for the parcel of land used to access the HV trail was held by Cecil Collins and John Jennniex. This lease has now been transferred to HV. A sign will be posted on the trail.

There was a concern raised about a safety issue when the snow plow leaves a high bank at the end of the road leading to the trail. It is sometimes difficult to get by with a snowmobile when this happens. Jim will ask our plow operator to lever the ridge.

Andrew suggested that a report on the bridge be posted on the website to provide full disclosure to potential buyers. There were concerns that this is an important disclosure element and to follow up accordingly.

Cliff thanked the board for all their efforts this past year.

**ELECTION OF OFFICERS**

No new nominations were put forth

Current members still running:

Cliff Bluechardt

Donna Scott

Jim Day

Susan Batstone

Katie Montivecchi

Rebecca Milley

Election of officers was held and results were as follows:

 Cliff Bluechardt - Chair

 Donna Scott – Treasurer

 Susan Batstone – Secretary

Jim Day – Director at large

 Katie Montivecchi – Director at large

Rebecca Milley – Director at large

Motion to adjourn meeting by Rebecca Milley, 2nd Susan Batstone