



## ONE AT WINDERMERE

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### ONE AT WINDERMERE HOMEOWNERS ASSOCIATION

#### MINUTES FOR THE ANNUAL GENERAL MEETING

1. CALL TO ORDER 7:00 p.m.
2. CALLING OF THE ROLL, CERTIFYING OF PROXIES AND ESTABLISHMENT OF QUORUM  
As per the bylaws quorum is represented by 5 homes. Today we have 17 Homes present. Motion to accept the quorum by Surinder Grewal (915), seconded by Ramneek and Sushma Kumar (939). Carried
3. APPROVED OF PRIOR YEAR AGM MINUTES - Serhii Stoianov (2316), Harry Elliott (940), Carried.
4. PRESIDENT'S REPORT
  - a. What is an HOA
  - b. Volunteers for the HOA
  - c. GST is being charged going forward
  - d. Land Rights of the HOA
5. FINANCIAL REVIEW
  - a. Reviewed the audited financials
    - i. The deferred income is large this audit as many owners paid their HOA fees prior to them being due. With so many methods of payment being available, as soon as they received the letter, they entered and paid them. Next year we will send out the budget at the end of February, so there are less prepayments to reconcile in the proir months.
6. ELECTION OF THE AUDITOR
  - Owners approve the Board to get quotes for a local auditor. Motion by Margaret Reine (932), David Hewitt, (2744), Carried.
7. ELECTION OF THE BOARD OF DIRECTORS FOR THE 2024/2025 TERM OF OFFICE  
3-7 members – Elected at each AGM – same Board.  
**Rose Herman**  
**Serhii Stoianova**  
**Margaret Reine**

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**Harry Elliot**

**8. NEW BUSINESS**

- a. Waterfall that previously existed out of the loose stone retaining wall. Original owners asking why it is not maintained. Current Board knows nothing about this waterfall.

**9. ADJOURNMENT 8:00 p.m.**

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