

**Terwillegar Hill Estates Homeowners Association
Annual General Meeting
7:00 pm Wednesday, September 13, 2023
Riverbend Library Meeting Room**

Attendance:	Haitao Zhang	President
	Sandy Pon	Past President
	Len Intas	Treasurer
	Nadine Stack	Secretary
Absent:	Curt Clement	Vice President
	Cynthia Reckhard	Director
	Patty Ko	Legal Advisor
	Steve Hole	Director

Dwain McDonald	Laura Zhu	David Soo
Justin Zinn	Lorinda Mah	Chris Ramsey
Bill Bartel	Ron Wladyka	Dominic Valentini
Nick Ingersol	Yuriy Polevoy	Weimin Yu
Robin Chung	Marla Grant	

Documents provided: Agenda and Minutes for last AGM, October 21, 2021

1. Call to Order by Haitao at 7:07 pm
Introduction of Board Members and Attendees

2. Approval of Agenda
Addition of Community Block Party Report
Motion Sandy to approve agenda. **Second** Marla **Approved**

3. Approval of Minutes from last AGM October 21, 2021
Motion Sandy to approve minutes. **Second** Marla **Approved**

4. Open Issues

- a) **Financial Review** by Len
 - Fees collected for 2023, \$18,600.00.
 - Past due amount, \$9,250.00 from 35 homeowners.
 - Usman Contract until 2024. Lawn care for \$600.00/month. Snow removal \$1750/month.
 - Cash investments \$41,000 in bank account and \$65,995 GIC and \$20,270 GIC.
 - General Signs replaced almost all letters, numbers and missing plaque \$17,000.00.
 - Repairs to brick fence, \$12,000.
- b) **Budget Review** no change
- c) **HOA Website Management** Updated as necessary by Haitao

d) Missing plaque, numbers and letters replacement progress

Work over the past few months is almost completed. Len to follow up.

e) Fence Repair and Power Washing

Repairs to the brick fence started this past week by the original bricklayer, Luigi.

Power washing to be reassessed next year.

f) 2024 Forecast

g) Architectural Guidelines

The Developers, Delcon Group, primary objectives for Terwillegar Hill Estates was a planned community focusing on Image of the Community and Quality of the Community.

During the development each home plan was reviewed and approved. Each property has a restrictive covenant registered on title.

A discussion of the guidelines occurred. Previous updates included rubber roofing material and solar panels.

Major changes to guidelines and restrictive covenant would require all homeowners agreement and changes made to each land title.

Suggestion to include information on the website for solar panels. Homeowners need to do their own research for roof replacement and solar panel costs.

h) Enforcement of fees, restrictive covenant and guidelines

Discussion occurred of methods of enforcement. Numerous reminders for fee payments have gone unanswered. There are a few homeowners who have not followed guidelines. Compliance committee formed. Nick Ingersol has volunteered.

5. New Business

a) Public area weed management

b) Roofing condition

Discussion on pursuing a group discount. Deferred until next year.

c) Poly B water lines

Discussion on pursuing a group discount. Deferred until next year.

d) Community Block Party

Block Party held on June 24, 2023 on Farnell Close. Well attended by neighbours with positive feedback. Organized by Sandy Pon.

6. Adjournment

Motion by Sandy to adjourn meeting at 8:45pm.

Submitted by Nadine Stack