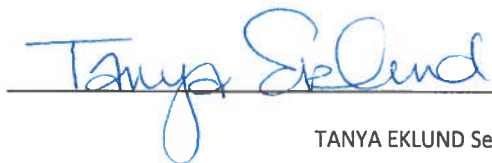




Sunset Ridge Homeowners Association
March 1st, 2019 @ 7:00pm
Cochrane Ranch House
AGM Meeting Minutes

1. Vice President of the Board of Directors, Alan Boucher acted as Chairperson of the meeting. The Annual General Meeting was called to Order at 7:03 p.m.
2. The Chairperson asked Tanya Eklund to act as Secretary of the meeting.
3. The Chairperson requested Triona Cosgrave to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Triona Cosgrave as Scrutineer.
4. The Chairperson stated that unless otherwise specified, all issues and Resolutions to be approved by the Voting Members are by way of ordinary resolution, which requires the majority of the Voting Members present in person or by proxy, voting in favour.
5. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Marie MacMurphy so moved. Amanda MacLeod seconded the motion. The Chairperson declared the motion carried.
6. The Secretary Tanya Eklund provided proper proof of mailing the Notice of the Meeting to the Members.
7. The Chairperson then stated that Pursuant to the Articles of Association of the Association, A quorum for the Annual General Meeting of the Association shall be the attendance of Five (5) or more persons collectively entitled to cast Five (5) or more votes. The Chairperson asked the Scrutineer for her report. The Scrutineer Triona Cosgrave reported that there were 23,337 Voting Members either present at the meeting, or represented by proxy. Specifically, there were 23,300 votes, in respect of lots registered in the name of Sunset Properties Inc.; there were 34 Voting Members represented in person at the meeting, and 3 represented by proxy.
8. The Chairperson declared the meeting to be duly called and properly constituted for business.
9. The Chairman asked for a motion to dispense with reading of the Presidents' Report for the January 1st to December 31st 2019, also appended to the Notice of Meeting and Information Circular. Joel Green moved that the reading of the Director's Report be dispensed with. Kenneth Campsall seconded the motion. The Chairperson declared the motion carried.
10. The Chairperson then proposed to receive, as information, the unaudited Financial Statements of the Association for the year ended December 31, 2018. Tanya Eklund then reviewed the unaudited Financial Statements and then answered related questions.
11. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that seven (7) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. Nicholas Cheng moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Michel Danis seconded the motion. The Chairperson declared the motion carried.
12. The Chairperson stated that Sunset Properties Inc. will be using their votes to nominate three (3) Directors and wish to appoint Alan Boucher as President, Triona Cosgrave as Secretary and Tanya Eklund as Treasurer to the Company's Board of Directors to serve until the turnover of Management. The proxy has been cast in their favor.
13. The Chairperson stated that persons The Chairperson stated that the Following nine (9) members put their names forward to be nominated to serve as Resident directors on the board of directors:
 1. Marie MacMurphy
 2. Paul Myroon
 3. Jessica Begin
 4. Dave Mans
 5. Ken Campsall
 6. Marcia L. Johnston
 7. Scott Maguire
 8. Samantha Nickerson
 9. Matthew Wiles

14. The Chairperson then asked for a motion to nominate the above individuals for election to the board. Kenneth Campsell so moved and David Mans seconded the motion. The Chairperson declared the motion carried.
15. The Chairperson then asked for a motion that nominations be closed. Norman Hasiuk moved that the nominations for Directors be closed. Gwenodene Romanko seconded the motion. The Chairperson declared the motion carried.
16. The Chairperson then asked the nominees to introduce themselves and give a quick explanation as to why they would like to serve on the board.
17. The Chairperson stated that the nomination of additional Directors requires an election, as nine (9) persons have been nominated for election and only four (4) Resident Directors are required. The vote was then moved to a ballot – each Voting Member (Sunset Properties Inc. abstained from voting) in attendance of the AGM was given a ballot form when they arrived at the Meeting. The Chairperson confirmed everyone had a ballot and went over the voting instructions with the Members, asking that the ballots be delivered to the Scrutineer upon completion. All of the ballots were filled out, collected and given to the Scrutineer who then privately tallied the votes, including those from proxies submitted. The Scrutineer then notified the Chairperson of the results. The Chairperson then declared that those members be elected to serve on the King's Heights Homeowners Association Board of Directors for a one-year term, or until their successors are elected or appointed are as follows:
 1. David Mans
 2. Scott Maguire
 3. Samantha Nickerson
 4. Matthew Wiles
18. The Chairperson then asked for a motion to elect as Directors, the persons nominated, to hold office for a one-year term or until their successors are elected or appointed. Nicholas Cheng so moved. Joel Green seconded the motion. The Chairperson declared the motion carried.
19. The Chairperson then stated that the next item on the Agenda was the appointment of the Auditor. The Chairperson asked for a motion that the Board of Directors appoint BDO Canada as Auditor for the fiscal period ending December 31, 2019, and that the Directors be authorized to fix remuneration. Franklin Borsos so moved. David Mans seconded the motion. The Chairperson declared the motion carried.
20. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
21. The Chairperson then asked for a motion to terminate the meeting.
22. At 8:20p.m. Matthew Wiles moved that the meeting be terminated. Douglas Brown seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.


TANYA EKLUND Secretary