



Sunset Ridge Homeowners Association
October 5th 2020 @ 6:00pm
Virtual Zoom Meeting
AGM Meeting Minutes

1. President of the Board of Directors, Alan Boucher stated due to the covid 19 pandemic Alberta Corporate Registries has confirmed that Non-Profit Organizations, of which homeowners associations fall under, has permission to hold a remote meeting due to COVID-19. The 2020 S.R HOA AGM format this year will be online only. There is no in person meeting and all voting was held in advance with Dave Mans & Samantha Nickerson acting as motioner and seconder.
2. President of the Board of Directors, Alan Boucher acted as Chairperson of the meeting and The Annual General Meeting was called to Order at 6:07 p.m.
3. The Chairperson stated Tanya Eklund will act as Secretary of the meeting.
4. The Chairperson stated Triona Cosgrave will act as Scrutineer for the meeting.
5. 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.
6. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Dave Mans so moved. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
7. The Secretary Tanya Eklund provided proper proof of mailing the Notice of the Meeting to the Members.
8. 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 7, 207 Voting Members at the meeting represented by proxy. Specifically, there were 7,200 votes, in respect of lots registered in the name of Sunset Properties Inc.. and 7 represented by proxy.
9. The Chairperson declared the meeting to be duly called and properly constituted for business.
10. The Chairman asked for a motion to dispense with reading of the Presidents' Report for the January 1st to December 31st 2020, also appended to the Notice of Meeting and Information Circular. Dave Mans moved that the reading of the Director's Report be dispensed with. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
11. The Chairman asked for a motion to dispense with presentation of the financial statements for the period ending December 31, 2019 and related auditors report., also appended to the Notice of Meeting and Information Circular. Dave Mans moved that the presentation of the financial statements be dispensed with. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
12. 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. Dave Mans moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
13. 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.

14. The Chairperson stated that persons The Chairperson stated that the Following four (4) members put their names forward to be nominated to serve as Resident directors on the board of directors:
1. Dave Mans
 2. Robert Martens
 3. Samantha Nickerson
 4. Matthew Wiles
15. The Chairperson declared that We have received sufficient proxies to individually elect these nominees to serve as Directors on the S.R. 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. Robert Martens
 3. Samantha Nickerson
 4. Matthew Wiles
16. 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. Dave Mans so moved. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
17. 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, 2020, and that the Directors be authorized to fix remuneration. David Mans so moved. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried.
18. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
19. The Chairperson then asked for a motion to terminate the meeting.
20. At 6:15p.m. David Mans moved that the meeting be terminated. Samantha Nickerson seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.


TANYA EKLUND Secretary