



Sunset Ridge Homeowners Association
June 5, 2023 @ 6:30pm
Virtual Zoom Meeting
AGM Meeting Minutes

1. President of the Board of Directors, Graeme Melton stated due to the passing of Bill-53, Non-Profit Organizations, of which homeowners associations fall under, has permission to hold a remote meeting. The 2023 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 David Mans & Matt Wiles acting as motioner and seconder.
2. President of the Board of Directors, Graeme Melton acted as Chairperson of the meeting and The Annual General Meeting was called to Order at 6:40 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. Matt Wiles 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 4,812 Voting Members at the meeting represented by proxy. Specifically, there were 4,800 votes, in respect of lots registered in the name of Sunset Properties Inc. and 12 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 2022, also appended to the Notice of Meeting and Information Circular. Dave Mans moved that the reading of the Director's Report be dispensed with. Matt Wiles 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, 2022, as well as the 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. Matt Wiles 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. Matt Wiles seconded the motion. The Chairperson declared the motion carried.
13. The Chairperson stated that Sunset Properties Inc. will be using their votes to nominate four (4) Directors and wish to appoint Graeme Melton as President, Geoff Bobiy as Vice-President, Tanya Eklund as Secretary and Triona Cosgrave as Treasurer to the Company's Board of Directors to serve until the next Annual General Meeting. 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. Brett Boje
 2. Lauren Bucci
 3. Mitch Knisley
 4. Wayne Hill
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. Brett Boje
 2. Mitch Knisley
 3. Wayne Hill
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. Matt Wiles seconded the motion. The Chairperson declared the motion carried.
17. The Chairperson thanked and acknowledged the governance and the commitment from the resident Directors during the 2022 year.
18. 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 Colby Steckly as Auditor for the fiscal period ending December 31, 2023. David Mans so moved. Matt Wiles seconded the motion. The Chairperson declared the motion carried.
19. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
20. The Chairperson then asked for a motion to terminate the meeting.
21. At 6:46p.m. David Mans moved that the meeting be terminated. Matt Wiles seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

TANYA EKLUND Secretary