



**Sunset Ridge Homeowners Association
July 22, 2025 @ 6:30pm
Virtual Zoom Meeting
AGM Meeting Minutes**

1. President of the Board of Directors, Graeme Melton acted as Chairperson of the meeting and The Annual General Meeting was called to Order at 6:33 p.m.
2. The Chairperson stated Tanya Eklund will act as Secretary of the meeting.
3. The Chairperson stated Triona Cosgrave will act as Scrutineer for the meeting.
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. Polls shall be taken in such a manner as the Chairperson may direct.
5. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Brett Boje so moved. Wayne Hill 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 his report. The Scrutineer, Triona Cosgrave, reported that there were 2,602 Voting Members at the meeting represented by proxy. Specifically, there were 2,600 votes, in respect of lots registered in the name of Sunset Properties Inc. and 2 represented by proxy.
8. The Chairperson declared the meeting to be duly called and properly constituted for business.
9. The Chairperson asked for a motion to dispense with reading of the Presidents' Report for the January 1st to December 31st 2024, also appended to the Notice of Meeting and Information Circular. Brett Boje moved that the reading of the Director's Report be dispensed with. Wayne Hill seconded the motion. The Chairperson declared the motion carried.
10. The Chairperson asked for a motion to dispense with presentation and reading of the financial statements for the period ending December 31, 2024, as well as the related auditors report, also appended to the Notice of Meeting and Information Circular. Brett Boje moved that the presentation and reading of the financial statements be dispensed with. Wayne Hill seconded the motion. The Chairperson declared the motion carried.
11. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that six (6) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. Brett Boje moved that up to six (6) Directors be elected to serve until the next Annual General Meeting of the Association. Wayne Hill seconded the motion. The Chairperson declared the motion carried.
12. 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, Triona Cosgrave as Vice-President and Tanya Eklund as Secretary-Treasurer to the Company's Board of Directors to serve until the next Annual General Meeting. The proxy has been cast in their favor.

13. The Chairperson stated that the following two (2) members put their names forward to be nominated to serve as Resident directors on the board of directors, whose bios were included in the AGM packages as well as posted on the Website.
1. Brett Boje
 2. Wayne Hill
14. 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. Wayne Hill
15. 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. Brett Boje so moved. Wayne Hill seconded the motion. The Chairperson declared the motion carried.
16. The Chairperson thanked and acknowledged the governance and the commitment from the resident Directors during the 2024 year.
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 Crowe MacKay LLP as Auditor for the fiscal period ending December 31, 2025. Brett Boje so moved. Wayne Hill 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 6:39p.m. Brett Boje moved that the meeting be terminated. Wayne Hill seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

TANYA EKLUND - Secretary