

SBHHA 2026 AGM
November 19, 2026 7pm
Via Google link

Board Members Present: Colleen B., Doug L., Craig M., Audra R.
Regrets: Ezenwa E.
Association Members Present: Melanie F., Patti S., Connie L., Bill C., Mat H., David Q., Stuart M.
Members who assigned proxy voters: Allan B. (Colleen), Blair K. & Catherine F. (Colleen/ board), Ian M. (Colleen), Marlene W. (Colleen)
Independent Contractor: Joanna S.

Minutes

Preliminary Matters

- Quorum met, meeting called to order 7:05 pm
- Colleen reviewed the houses/boundaries in the HOA and our mandate
- Moved by Doug L. to approve the 2026 AGM agenda, seconded by Craig M. Motion carried.
- Moved by Doug L. to approve the 2025 AGM minutes as presented, seconded by Audra R. Motion carried.

1. **Transact such business as may properly come before the meeting:**

a. President's report - Colleen B.

- We've had to chase a few people to pay their fees; policies and procedures in place to address this and then turned over to legal counsel for collection.
- Colleen attends the Communication Association board meetings as a guest. She regularly brings up the rink site. This past summer it was mowed and from a distance it looked better (but still mostly weeds). She's working with them to address an ongoing plan for care/maintenance of the space and for ideas for use (ex: a pickleball court was suggested but it's too close to houses, beach volleyball court suggested but bigger expanse and ongoing maintenance to weed).

b. City Liaison Director's report - Doug L.

- Quiet year overall regarding the City, but still working with The City regarding renewal of snow and ice (pathways) and amenities agreements. Review of the Landscape

Maintenance Agreement (ensure we adhere to and maintain certain standards) is in process.
- Several homes along Springbank Drive were impacted by running water this spring; he confirmed with The City that this was due to heavy rainfall and not a broken sprinkler.
- He also speaks with The City regarding the rink area.

c. Contractor Liaison Director's report - Craig M.
- We continue to get good service from ULS who does our landscaping and snow removal. Good summer and parks looking nice. They've been keeping the beds in shape too, especially after the mulch was put in. They rely on students for seasonal work so sometimes they miss things and we rely on folks to let us know of issues and ULS has been very responsive.
- 2 or 3 fences that got clipped by the big mower but they've always fixed damages.

d. Treasurer's report - Joanna S.
- GIC was approved but the rate was lower than previous years..
- On track budget-wise.
- Collections update: our lawyer has been working to recoup outstanding balances. 2025 appears to be all collected with only 7 outstanding for 2026.

2. Review the financial statements for the 2025 fiscal year and appointment of auditor for 2026 fiscal year
- Stuart M. reviewed the financial statements:
  - Status quo compared to previous years. Last year there was a slight profit and this year a slight deficit.
  - Operating Revenue higher than previous year due to the increase in fees.
  - GIC income was a little lower due to the lower rate as indicated by Joanna.
  - ULS expenses were down a little from previous year but generally pretty close (mulch was an additional one-time cost).
- Moved by Melanie F. to accept the report as presented, seconded by Doug L. Motion carried.
- Moved by Doug L. to appoint Stuart M. as auditor for next year, seconded by Melanie F. Motion carried.
- Thank you Stuart!

3. Elect Directors of the Association
- All positions are available to be filled by new members (President, Treasurer, Vice President, Secretary and Directors at Large).
- Joanna S. does a terrific job with the Treasurer duties, but since she is not a member of the HOA, she cannot officially be the Treasurer.
- Positions reviewed and Colleen B. requested any nominations; no takers.
- Current members agreed to continue on but encouraged attendees to think about joining in future.
- Directors appointed by acclamation. The Vice President position remains unfilled.

4. Questions and concerns from the Membership
- In response to a member's concern with ULS service related to mowing/snow removal

along Springbank Way and damage to their property, and a question whether The City could take the service over as they seem to do a better job, Craig M. and Doug L. explained how we get a grant from The City to help offset our costs and it would cost us more to get The City to take it over and provide the same level of service.

- ACTION: The member was asked to send their address more details regarding the exact area of concern (with pictures if possible) to Doug L. and Craig M. who will follow up with ULS and respond back to the homeowner.

Formal portion of meeting adjourned at 7:42 pm

Minutes to be approved at 2027 Annual General Meeting

_____

President

_____

Date

Informal Discussion

We all have a restrictive covenant and architectural controls, which are attached to each property in perpetuity. With the aging of the roofs, more and more homeowners are looking to the restrictive covenant and are finding the requirements (i.e., “pine or cedar shakes or equivalent”) problematic. Pine shakes are no longer being sold, cedar shakes are prohibitively expensive, insurance companies are beginning to decline coverage, and everyone has a different idea as to how to define “or equivalent”.

The discussion centered around changing the wording in the restrictive covenant. The Board has brought the question to our lawyers who informed us that, under the Land Titles Act, EVERY owner has to agree to the change, which is not feasible.

Engaging discussion by membership ensued and everyone present was open to exploring this further, particularly the possibility that the Land Titles Act regulation could be relaxed or somehow circumvented.

ACTION: Colleen B. to follow up with SBHHA lawyers to see if they think that a relaxation of the regulations is possible, if they’re aware of any other Associations successfully changing their covenants and how that was done. She will also seek guidance for new language to replace old covenant.

ACTION: Connie L., Patti S. and Melanie F. agreed to be contacted by Audra R. after Colleen gets information from the lawyers. This sub-group will come up with a plan to try and elicit additional help and is open to going door to door to discuss this with neighbours and gather signatures indicating their support or opposition to this change.