



River's Gate Homeowners Association
ANNUAL GENERAL MEETING
Wednesday November 27th, 2024 @ 6:00 PM
The Sturgeon Valley Golf & Country Club, 25114 Sturgeon Rd, Sturgeon County, AB T8T 1S6
Meeting Minutes

1. President of the Board of Directors Carlin Gurjar acted as Chairwoman of the meeting. The Annual General Meeting was called to Order at 6:11 p.m.
2. The Chairwoman asked Siobhan Biagi to act as Secretary of the meeting, with the consent of the Voting Members. As there was no objection, the Chairwoman appointed Siobhan Biagi as Secretary.
3. The Chairwoman requested Kim Yendall to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairwoman appointed Kim Yendall as Scrutineer.
4. The Chairwoman 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 Chairwoman asked for a motion dispensing with reading of the Notice calling the meeting. Nela Alfonso moved. Richard Tchir seconded the motion. The Chairwoman declared the motion carried.
6. The Secretary Siobhan Biagi provided proper proof of mailing the Notice of the Meeting to the Members.
7. The Chairwoman 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 Chairwoman asked the Scrutineer for her report.
8. The Scrutineer reported that there were 42 Voting Members either present at the meeting or represented by proxy. Specifically, there were 41 Voting Members represented in person at the meeting, and 1 represented by proxy.
9. The Chairwoman declared the meeting to be duly called and properly constituted for business.
10. The Chairwoman 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. Jamie Yeha moved that the reading of the Director's Report be dispensed with. Sylvie Power seconded the motion. The Chairwoman declared the motion carried.
11. The Chairwoman then proposed to receive, as information, the audited Financial Statements of the Association for the year ended December 31, 2023. Kim Yendall then reviewed the 2023 audited Financial Statements and answered related questions.
12. The Chairwoman then stated that the next item on the agenda was the appointment of the Auditor. The Chairwoman asked for a motion that the Board of Directors appoint Cass & Fraser as Auditor for the fiscal period ending December 31, 2024, and that the Directors be authorized to fix remuneration. Michelle Receveur so moved. John Bodnar seconded the motion. The Chairwoman declared the motion carried.
13. The Chairwoman indicated that the next item of business was the election of Directors. The Chairwoman stated that that the Association will officially be turned over from the developer Board to a resident Board, the Association is authorized to have a minimum of three (3) Directors and a maximum of Seven (7) Directors. It was proposed that seven (7) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairwoman asked for a motion to this effect. John Bodnar moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Dan Bruinooge seconded the motion. The Chairwoman declared the motion carried.
14. The Chairwoman stated that the following members in good standing put their names forward to be nominated to serve as Resident directors on the board of directors:



**River's Gate Homeowners Association
ANNUAL GENERAL MEETING**

Wednesday November 27th, 2024 @ 6:00 PM

**The Sturgeon Valley Golf & Country Club, 25114 Sturgeon Rd, Sturgeon County, AB T8T 1S6
Meeting Minutes**

1. Frank Policicchio
2. Jamie Yehya
3. Helder Afonso
4. Mark Huchulak
5. Christopher McNeil
6. Kevin Climie
7. John Bodnar
8. Brett Smith
9. Laura Olsen

15. The Chairwoman then asked for a motion to nominate the persons named for election to the board. Steven Bushnell so moved. Sylvie Power seconded the motion. The Chairwoman declared the motion carried.

16. The Chairwoman then asked for a motion that nominations be closed. James Knowlton moved that the nominations for Directors be closed. John Bodnar seconded the motion. The Chairwoman declared the motion carried.

17. The Chairwoman then asked the nominees to introduce themselves and give a quick explanation as to why they would like to serve on the board.

18. The Chairwoman stated that the nomination of additional Directors requires an election, as nine (9) persons have been nominated and only seven (7) Resident Directors are required. The vote was then moved to a ballot – each Voting Member in attendance of the AGM was given a ballot form when they arrived at the Meeting. The Chairwoman 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 Kim Yendall who then privately tallied the votes, including those from proxies submitted. The Scrutineer then notified the Chairwoman of the results. The Chairwoman then declared that the following members had received the most votes to be elected to serve on the River's Gate Homeowners Association Board of Directors for a one-year term, or until their successors are elected or appointed.

1. Jamie Yehya
2. Helder Afonso
3. Christopher McNeil
4. Kevin Climie
5. John Bodnar
6. Brett Smith
7. Laura Olsen

19. The Chairwoman 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. Christopher McNeil so moved. John Bodnar seconded the motion. The Chairwoman declared the motion carried.

20. The Chairwoman then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.

21. The Chairwoman then asked for a motion to terminate the meeting.

22. At 7:08 p.m. Steven Bushnell moved that the meeting be terminated. Jamie Yeha seconded the motion. The Chairwoman declared the motion carried, and the meeting adjourned.

Siobhan Biagi Secretary