



**River's Gate Homeowners Association**  
**ANNUAL GENERAL MEETING**  
**Thursday November 20<sup>th</sup>, 2025 @ 6:00 PM**  
**The Sturgeon Valley Golf & Country Club, 25114 Sturgeon Rd, Sturgeon County, AB T8T 1S6**  
**Meeting Minutes**

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1. President of the Board of Directors Christopher McNeil acted as Chairman of the meeting. The Annual General Meeting was called to Order at 6:12 p.m.
2. The Chairman asked Laura Olson to act as Secretary of the meeting, with the consent of the Voting Members. As there was no objection, the Chairman appointed Laura Olson as Secretary.
3. The Chairman requested Kevin Climie to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairman appointed Kevin Climie as Scrutineer.
4. The Chairman 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 Chairman asked for a motion dispensing with reading of the Notice calling the meeting. Darryn Receveur moved. Karrie Edmunds seconded the motion. The Chairman declared the motion carried.
6. The Secretary, Laura Olson provided proper proof of Notice of the Meeting to the Members.
7. The Chairman 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 Chairman asked the Scrutineer for her report.
8. The Scrutineer reported that there were **43** Voting Members either present at the meeting or represented by proxy. Specifically, there were **43** Voting Members represented in person at the meeting, and **0** represented by proxy.
9. The Chairman 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 1<sup>st</sup> to December 31<sup>st</sup>, 2025, also appended to the Notice of Meeting and Information Circular. Krista Smith moved that the reading of the Director's Report be dispensed with. Steven Bushnell seconded the motion. The Chairman declared the motion carried.
11. The Chairman then proposed to receive, as information, the audited Financial Statements of the Association for the year ended December 31, 2024. Triona Cosgrave then reviewed the 2024 audited Financial Statements and answered related questions.
12. The Chairman then stated that the next item on the agenda was the appointment of the Auditor. The Chairman asked for a motion that the Board of Directors appoint Cass & Fraser as Auditor for the fiscal period ending December 31, 2025, and that the Directors be authorized to fix remuneration. Krista Smith so moved. Jeff Macadam's seconded the motion. The Chairman declared the motion carried.
13. The Chairman indicated that the next item of business was the election of Directors. The Chairman stated that 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 Chairman 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. Balvir Gill seconded the motion. The Chairman declared the motion carried.
14. The Chairman 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:



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

15. The Chairman then asked for a motion to nominate the persons named for election to the board. Darryn Receveur so moved. Balvir Gill seconded the motion. The Chairman declared the motion carried.
16. The Chairman then asked for a motion that nominations be closed. Kelly Vandermeer moved that the nominations for Directors be closed. George Arcuri seconded the motion. The Chairman declared the motion carried.
17. The Chairman 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 Chairman declared that following members would 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 Chairman 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 Chairman declared the motion carried.
20. The Chairman then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
21. The Chairman then asked for a motion to terminate the meeting.
22. At 6:28 p.m. George Arcuri moved that the meeting be terminated. Robert Fiacco seconded the motion. The Chairman declared the motion carried, and the meeting adjourned.

  
Laura Olson (Nov 22, 2025 18:54:43 MST)

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**Laura Olson Secretary**