



## 2013 ANNUAL GENERAL MEETING MINUTES NOVEMBER 15TH, 2013

Following are the minutes from the Annual General Meeting of the Fairway Hills Residents Association. Information contained herein is a public record of the proceedings of the meeting as of November 15th, 2013. Any updates since November 15, 2013 and the time of writing are not included. The meeting took place on November 15, 2013 at 7:30 p.m. at Glen Abbey Golf Club. The meeting was presided by Mr. Paul Ryce, President of the Fairway Hills Residents Association. Attendance is listed below. Addendums to the minutes include Financial Statements for year ending 2103.

**Attendance:** 44 Residents were in attendance this year plus 5 Proxies

Lisa & Paul Ryce  
Joe Brandt  
Julie Wallace  
Riaz Ahmed  
Gerald Popp  
Elio Mongiardini  
Ryan Hassan  
Matt Stainton  
David Gardiner & Amanda Frape  
Janine & Rocky Racco  
Rohit Kumar  
Jim McCann  
David Neudorf  
Sean Vojdani  
Bruno Sinopoli  
Dave Pearson  
Gordon Yanow  
Paul & Val Richardson  
Frank Fisico  
Richard & Collette Davis

Norma Discenza  
Lisa Djurfeldt  
JoAnn Daxner  
Mirjana Wheeler  
Bill Wright  
Paul & Lisa Cummings  
Michelle Scott  
Didier Nitelet  
Brenda Jarvis  
Peter Sinuita  
Elva Palo  
Miro & Pauline Nowak  
Debbie Vafaei  
Karen Hledin  
Laura Syer  
Marc Foulon  
Shaun Jackson

### **7:35p.m. Meeting called to order**

Paul Ryce welcomed all residents to the 2013 Residents Association meeting acknowledging that without the support of our residents, meetings such as this and decisions surrounding the management of the neighbourhood would not be effective. The Executive of the Association was introduced as follows:

***Paul Ryce –President***  
***Lisa Djurfeldt – Vice-President***  
***JoAnn Daxner – Treasurer***  
***Norma Discenza – Secretary***

## **Speakers by Special Invitation**

Rai Sahi

7:45 p.m. Paul Ryce, President, began the meeting thanking all of those present for coming. The attendance for the AGM fluctuates but clearly those in attendance wanted to hear what Mr. Rai Sahi about the rumours of Glen Abbey being sold and developed.

## **Presidency – Position Available**

If anyone is interested in becoming the President for the Association, please contact Paul Ryce.

## **Thank you to the following Community Partners**

A very special thank-you was extended by Paul Ryce to those in the FWH community who chaired committees again this year, lead initiatives or organized events for the 2012/2013.

Paul & Val Richardson	Golf Tournament
Lisa Djurfeldt	Landscaping & Lights
JoAnn Daxner	Ladies Christmas Luncheon
Mirjana Wheeler	Carolling
Al and JoAnn Daxner	Salvation Army Christmas Eve Drive
Nicole & Ryan Hassan	Christmas Luminary Committee
Karen Beaton & Lisa Djurfeldt	Neighbourhood Picnic
Gary Mark	Fairway Hills Website
Lisa Ryce	Newsletters & Residents Directory

## **Participation and Volunteering**

Paul Ryce expressed how important volunteering and participation is by our neighbours to ensure all Fairway Hill families can continue to enjoy the many events that make our community so special. As always, these committees are always looking for new members so please feel free to reach out to any of the above mentioned members and join on of our groups. Information is available on the website.

## **7:55 p.m. Review 2012 Minutes**

- \* Brian talked about the landscaping and the spreading of insects to Ash trees which are destroying them and to report any disease to Brian
- \* discussed the design flaw of the pillars; it is a water damage problem causing the deterioration whereby instead of water flowing off the cap, it is getting underneath the cap causing erosion; Lisa, the stonemason and Brian are looking into solutions to this problem
- \* regarding the 2013 Canadian Open, it does impact our community good and bad. This year Paul Ryce had extensive conversations with Golf Canada and the running of this tournament, particularly about the decision to have just one entrance and exit. Therefore, it was important that Golf Canada provided extra security around

our properties to avoid people jumping fences, for example, to cheat the masses leaving one exit. Taking those precautions resulted in no property damage.

\* the Financials were reviewed by JoAnn, all dues were collected

### **7:59 Approval of the 2012 Minutes**

Julie Wallace motioned to accept

Marianna Wheeler seconded the motion

### **8:00 Current Issues**

#### Pesticides:

Glen Abbey Golf Course has a different set of rules it can adhere to regarding herbicides, pesticides as opposed to what a home owner must follow, as long as what they use is passed by Health Canada. Health Canada conducted a meeting at Glen Abbey to discuss this very matter. Club Link has on its website a long report about what and how many chemicals are used to manage the greens, including such problems and weeds, fungus, grubs, etc.

#### Coyotes:

Lisa Ryce sent an email to the community regarding a couple of incidents. Following these occurrences, Paul and Lisa have spoken with The Town of Oakville, the police and with Glen Abbey Golf Club. The standard answer from the Town was we must cohabit with these animals. It is important that we continue to voice our concerns to the Town that although we live in close proximity to the valley and their domain, is it unacceptable that our children cannot safely play outside (especially at dusk) or that we are fearful to take the dog for a walk or just be outside. This continues to be an ongoing process with the Town. Please be sure to notify the Board if there are any current incidents.

#### Residents Golf Tournament:

The date is set for June 14, 2014. Paul Ryce and Paul Richardson encourage all those interested in joining the committee to help organize the event and/or play, they would appreciate hearing from you. There will be more information forthcoming. This 2013 tournament had the lowest attendance ever.

#### 2014 Picnic:

A date, budget and committee needs to be created for this year's picnic. We need this picnic to be an event that is attractive to as many residents as possible. It would also be appreciative if anyone with a business could perhaps donate in some capacity to make this event great!

### Fence Painting:

Paul Ryce will send a letter to those residents who have yet to have their fences painted the specific paint colour noted in the by-laws. If this pertains to you, please make plans to have your fence painted once the season permits. Paint color is listed on the website. Thank you for your co-operation.

### **8:05 p.m. LANDSCAPING**

Brian Hartnett was absent from the meeting due to a family matter. Lisa Djurfeldt gave a brief background about Brian noting that he was on the original crew of landscapers for FWH and took over for them. Now his son, Connor is helping Brian care for our green space. Lisa expressed there is not a Landscaping Committee, but just herself, Brian and information Keith and Sharon MacMillan share with them from their observations of the area. Lisa is seeking volunteers to form a Landscaping Committee to help with the decisions. Lisa looks forward to hearing from any residents who are interested in participating with the landscaping decisions.

In 2013, major pruning on crab apple trees was done to get them healthy; evergreen trees were fertilized and that should last for another two years; the graffiti was removed; diseased shrubs in one bed behind the Links were removed; two 20' pine trees were replaced with Austrian Pines; fence repairs were ongoing; three large trees that had been blown over were removed; there will be a gate created for Brian's crew trucks to pass through to have easy access to the green space and that will be situated on the Upper Middle Road side.

### **8:15 p.m. GUEST SPEAKER:**

**RAI SAHI, CEO - MORGUARD INVESTMENTS &  
CHAIRMAN - CLUBLINK ENTERPRISES LIMITED**

Mr. Sahi was invited by Paul Ryce to address the many rumours that Glen Abbey was to be sold or had been sold. He said that such rumours are "totally" untrue. He said that when you run a number of public companies you do not comment on every thing that is said, but in this particular case he would and if necessary, he would put it in writing. Mr. Sahi was open to any questions and the first one was regarding the land at one time being zoned for a conference centre. What occurred was there was land zoned for a commercial hotel when Club Link was sold to Glen Abbey. In 2001 a conference centre was to be built but Delta was sold and so they did not build. It is zoned for a hotel and convention centre but the land was bought back two and half years ago. Another question was if there were any plans in the future to build a hotel and Mr. Sahi said there are no such plans at this stage.

With regards to who started the 'rumour', Mr. Sahi had no idea. He challenged the rumour by saying that it makes no sense to have another developer have it when he has his own. He said nothing is going to happen in the next five to 10 years. Even if he wanted to start the process, it takes a very long time and that our community should be comfortable in knowing that if any development is to occur, it will be done well beyond ten years.

### **8:45 p.m. LANDSCAPING...Lisa Djurfeldt resumes presentation**

Resumed the idea of having a committee formed to help with the budget for the landscaping and other tasks involved in the whole process. Please contact Lisa Djurfeldt to help form and new committee. Your input would be very helpful.

### **8:47p.m. 2013 FINANCIALS**

JoAnn Daxner started off her presentation noting that to date, dues were still outstanding from seven properties. One homeowner in particular was withholding payments because of the issues regarding the work done by the FWH Landscaping Committee. For this reason, if the dues are not paid, a lien would be put on the home. She expressed that if a homeowner is displeased with how the Board is managing the business, they have options to communicate their dislikes, but it cannot be done by withholding fees.

\* the Landscaping budget was over by \$4000. This increase represents landscape opportunities that are on the borderline of an operating cost. In 2013 unexpected costs came from the removal of the graffiti and the re-landscaping of the centre island at the entrance.

### **8:55 p.m. Motion to Accept 2013 Budget**

Paul Ryce: motioned to accept the budget  
Janine Racco: seconded the motion

### **8:56 p.m. Motion to Pass 2012 Budget**

Julie Wallace: motioned to accept the budget  
Lisa Ryce: seconded the motion

### **8:57 p.m. CURRENT ITEMS**

\* ask that a Capital Budget Committee be formed to manage decisions on the following items:

- 1) iron fence replacement/restoration project
- 2) the ongoing maintenance of the pillars
- 3) preparing a new landscaping design
- 4) irrigation improvements
- 5) paving some areas in the green space
- 6) members' equity

Input is being sought on all of these items. It is important that the Fairway Hills Board hear from the residents on how their dues should be spent on prevention, maintenance and growth. If you are interested in your community and want to contribute on how we spend the Capital Budget, please contact Paul Ryce or any member of the Board for further information.

## **9:15 p.m. NEW BUSINESS**

Paul Ryce was asked what can be done about the image of the neighbourhood with respect to the grass lengths of certain lawns. It is not something the Executive Committee has control over. All that could be done is a letter be sent to the Town of Oakville to manage the complaint.

It was asked if security cameras should be place since there has been some vandalism recently. A number of questions arise from this idea, one being the cost. There are many ways to access Fairway Hills so a lot of costs would be involved installing cameras at numerous locations.

Concern was expressed regarding the use of pesticides on the golf course. Paul Ryce knows Andrew, the groundskeeper, and said a lot of criteria for the process includes when spraying can be done as well as wind factors. Hog weed is one of their toughest weeds and is difficult to get rid of. Spraying the hog weed is necessary. However, there is no spraying done on the driving range nor are chemicals allowed to be put in the roughs. There is only spot spraying. Andrew does have a lot of restrictions.

JoAnn Daxner suggested residents do have a personal responsibility to do their own research to be clear on such an important matter. Paul advised that previously, when Club Link did not spray and let the weeds grow tall, some residents voiced their complaints about that. It is expensive to the Club to spray, they do not want to spray but need to. It is an ongoing process. If anyone would like to contact Andrew, and give him feedback, Paul Ryce will gladly provide his contact information.

Lisa Ryce noted 20 more residents participated in being added to the Directory and wished to thank them. She also wanted to remind residents that feedback from the residents is the best way of managing information. Many times, we have no way of knowing if a resident has moved unless they inform us. Lisa is asked regularly why do residents have to re-submit their information. Even though you may have been included before, we cannot assume your information has not changed for several reasons. Residents move and don't advise the Board, children leave the nest, email addresses change, babysitters are no longer available and some residents simply choose not to be included. It is for these reasons that we thank residents for taking a moment to update their information and advise of their continued participation.

## **9:29 p.m. Motion to Waive the Audit of the Financials**

Lisa Ryce: motioned to accept

Julie Wallace: seconded the motion

## **8:35 p.m. Motion to Adjourn Meeting**

Norma Discenza – motioned to adjourn meeting