



2015 ANNUAL GENERAL MEETING MINUTES

THURSDAY, NOVEMBER 12TH 2015

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 12th, 2015. Any updates since November 12th 2015 and the time of writing are not included. The meeting took place on November 12th 2015 at 7:30 p.m. at Glen Abbey Golf Club. The meeting was presided over 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 2015.

Attendance: 55 Residents were in attendance this year PLUS 4 Proxies

Lisa & Paul Ryce	Bonnie Machin	Kevin Erickson
Norma & Renato Discenza	Dianne Tuyl	Jim Jarvis
JoAnn Daxner	Norman Lay	Mark Essaye
Lisa Djurfeldt	Andy Czach	Luc Guens
Jennifer Campitelli	Roxana Sato	Peter Sinuita
Joe Brandt	Tom Johnson	Frank Ricciuti
Julie Wallace	Keith MacMillan	Sheryl Pearson
Mirjana Wheeler	Drew Doherty	Liam Mason
Rob Thompson	Gary Mark	Martin Lancaster
Paul Cummings	Tom Hendren	Yuchen Zhang
Elio Mongiardi	Ryan Hassan	Deborah Pacinda
Richard Bysice	Matt Stainton	Frank Fisico
Salim Bhanji	Jane Nitelet	Colette Davis
Songqing Wang	Judy VanZutphen	Gary Ostermeier
Miro Nowak	Marc Foulon	Debbie Vanfaei
Thomas Sabourin	Gillian Jackson	Scott Hledin
Rocky Racco	Jim McCann	Stephen Diana
	Bob and Pat Whyte	

7:45p.m. Meeting called to order

Paul Ryce welcomed all residents to the 2015 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

- Brian Hartnett - Fairway Hills lawn maintenance and landscape groundskeeper
- Rob Burton - Mayor of The Town of Oakville
- Alan Elgar - Town and Regional Councillor

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, lead initiatives or organized events for 2015. Your ongoing dedication and interest in our neighbourhood is sincerely appreciated and valued.

Paul & Val Richardson	Golf Tournament
Lisa Djurfeldt	Landscaping
Grace McCann & Carol Mason	Ladies Christmas Dinner
Mirjana Wheeler	Carolling
Al and JoAnn Daxner	Salvation Army Christmas Eve Charity Drive
Nicole & Ryan Hassan	Christmas Luminary Committee & Delivery
Pauline Nowak, Karen Hledin	Neighbourhood Picnic
Rohit Kumar	Fairway Hills Website
Lisa Ryce	Newsletters, Residents Directory & Ladies Bunco

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 one of our groups.

7:55 p.m. Approval of 2014 Minutes

Renato Discenza - motioned to accept
JoAnn Daxner - seconded

7:57 p.m. Current Issues

Burglaries: homes are being stalked and robbed. It appears that many of these robberies have taken place in the morning and access usually occurs in the back entrance. Cameras scheduled to be installed after two quotes are reviewed. They will be hi-def. cameras to record license plates. A sign will be erected to notify that there is surveillance. We have been notifying residents via email/web updates when a burglary has taken place. We are asking **ALL RESIDENTS** to watch out for their neighbours and be vigilant. If you notice any unusual or suspicious cars/activity, contact the police immediately.

Unpaid Dues: As of this scheduled meeting, 25 home owners had not paid their Annual Dues. In 2016, collection of dues is going to be a top priority. Paul Ryce asked to table a vote passing a by-law whereby a \$100.00 fine is given if annual dues are not paid by July 1st and interest will be charged as well.

Proposed Late Fine - voted unanimously in favour

No one opposed

Picnic: Paul thanked the Committee for an excellent event that was very well attended. Going forward as 2 events have taken place in September and yielded a better turnout, this will be the new month for the Picnic

Resident Directory: It is very important that Lisa Ryce has your up to date directory information. Feedback from residents is the best way to manage information. Many times we have no way of knowing if a resident has moved unless they inform Lisa Ryce. It is important to re-submit your information to update her of i.e. new email addresses, children no longer babysitting, or perhaps confirming exclusion from the Directory. Taking a few minutes to update and forward your information to Lisa is greatly appreciated.

8:05 p.m. Fairway Hill's Landscaping Contractor – Brian Hartnett

* Hard Landscaping: hard landscaping items are the pillars, fences, lights, gravel walkways and sprinkler system. Brian thanked the volunteers for their time to plant the flower beds, steered by Lisa Djurfeldt. He also thanked Keith MacMillan for his fantastic work on the hard landscaping items. Keith invested a lot of time researching what would be the most cost effective way to refurbish the fences and pillars. He explored

which paint would be best from both a cost and quality perspective. Keith has also taken charge of the upkeep of the gravel walkways and took steps to reset the timer of the lights. All the aforementioned items are under control.

* Soft Landscaping: flowers, trees and shrubs: significant progress here too. Each year an arborist walks the whole property. For 2015 we gave the arborist the go ahead to prune and fertilize the trees. As a result, will see more vibrant, healthier trees. In 2015, the go-ahead was given to prune and fertilize the trees and shrubs. Consideration was given on whether or not to put mulch in some or all of the garden beds. Rather than just spending a lot of money just on mulch, some of the plants looked tired so it was decided to refresh some of the beds with new plants. Refreshing the flower beds will be an ongoing project. The application of mulch will be reconsidered at a future time.

* Sprinkler System: AquaTech was contacted to assess the condition of the sprinkler system. They were called to service four or five times in 2015. The system is not in great shape as it is 30 years old; however, it does run reasonably well so from a cost savings perspective, installing a whole new system is unnecessary just yet.

* An inquiry was made regarding how the tree stumps are removed after a dead tree has been removed. The cost for removal of tree stumps is between \$300 and \$400. Brian is helping to avoid such a cost by killing the stumps. He drills holes in the stump and fills it with acid to help it erode.

* How is it determined what dead trees will be replaced with a new tree? It depends on which category it falls under. **He shared that an important policy was developed in 2014 with regards to tree replacement.** We are aware that many of our mature trees are between 20-30 years of age. As such, given age, disease and storms, trees that do not survive may not necessarily be replaced in common areas. If trees are within a cluster of trees, then the tree may not be replaced. If Brian/Landscaping Committee decide that a tree of community significance is to be replaced in a common area (Category 1) , then the tree will be replaced with a tree of **original size** as understandably, our budget cannot possibly accommodate a same size replacement. If the original species (i.e. Austrian Pine, Ash) is to be replaced, it will be with a **disease resistant species**. Residents may replace/add trees to a common area adjacent to their property (to increase privacy) with their own tree selection based on Board approval. Residents may also choose to extend their landscaping into common areas, again with Board approval.

Category 2 trees are those that are on a resident's property. We understand that given the age of the neighbourhood (Phase 1 & 2), some large, mature trees may be at the end of their lifespan. Although these trees provided privacy, the Board will not be planting a tree in the common area to replace trees lost on private property.

Paul asked residents to show their appreciation for Brian for everything that he does that clearly goes beyond his contract for the neighborhood. For those who are new to the community, Brian takes great care and pride to maintain the property. He also donates his own time to set up over 100 luminaries in our common areas for Christmas Eve.

8:25 p.m. Financials – JoAnn Daxner

* Accounts receivables represents 26 homes

* Income Statement: a standard year; forecasted budgeted was almost \$2,000.00 in a deficit position however we came in with \$300 deficit; the arborist costs of \$11,000 was not budgeted for as it was going to be done over several years. Instead, fertilizing and pruning of the trees was made a priority and done in 2015. Other landscaping maintenance costs came under budget as they were considered not urgent and could be put off for future execution.

* **If you would like a soft copy of the Financials can be sent to you via email request to JoAnn Daxner**

OPERATING BUDGET

* Proposal of \$50.00 INCREASE TO OUR FEES

Reasons for the increase:

- 1) pay for the security cameras, \$2,000
- 2) establishing an accrual for legal fees forthcoming with respect to the proposed development on the Glen Abbey Golf Course
- 3) \$5,000 is the cost for the posts of the fences as well as the stone pillars.

Motion to pass Increase in Dues
Motion carried - Unanimous

Motion to accept the Financials
Motion carried - Unanimous

8:33 p.m. Guest Speakers: Mayor Rob Burton and Mr. Allan Elgar (Ward 4 Town & Regional Councillor)

The Mayor confirmed a pre-consultation request was received from Clublink. The pre-consultation meeting would involve Town staff that would review the proposal and provide feedback on what studies would be required for a complete application. Once all documents and studies have been received, then the application is deemed complete and The Town of Oakville would then communicate that a complete application has been received. The pre consultation may or may not result in an actual application and the application may or may not look like the existing proposal. The review process formally allows for public input. FWH Association will monitor the situation and make sure that all residents will be made fully aware of any material changes of the status.

The Mayor also noted that he and council could not comment on the plans until a complete application had been submitted, staff had an opportunity to review and report on the application, and public input had been obtained. The Mayor requested that we, as an association, respond with action when prompted to. He noted that the Town has proven track record in preserving their greenspace and maintaining heritage sites and will enlist all the best consultants in matters relating the Glen Abbey Golf Course. He reminded us that Council must allow due process to occur.

The Mayor also remarked that Oakville has a robust Official Plan called 'The Livable Oakville Plan' that is the reference for when and where growth would occur in Oakville. That document would be guiding council in considering all and any planning requests. The proposal from Clublink would require Official Plan changes and zoning changes. Residents are encouraged to look at that plan on the Oakville.ca website.

Councillor Elgar remarked that he is available to help residents to understand the process and ensure they are able to provide input at the right opportunities.

9:21 p.m. Other Business

Two bids were acquired for the purchase and installation of security cameras.
Motion to accept \$2,500 bid from TechVille for the cameras/secure box
Motion carried - Unanimous

9:35 p.m. Motion to Adjourn Meeting

Motion carried - Unanimous