



**LAKE BONAVISTA HOMEOWNERS ASSOCIATION LTD.**

**ANNUAL GENERAL MEETING**

**THURSDAY, OCTOBER 24, 2024**

Held at Canyon Meadows Cinema 13226 Macleod Trail #110, Calgary, AB T2J 7E5

At 6:55pm Stuart Parnell, President, called the meeting to order. Minutes were taken by Mark Wyatt, Secretary. Michelle Benson appointed as scrutineer.

**INTRODUCTION OF DIRECTORS**

- Stuart Parnell, President
- Natasha Jagusch, Treasurer
- Mark Wyatt, Secretary
- Kristi Reinhardt, Director
- Patricio Venegas, Director
- Stuart Sholter, Director
- Jeff Mikolajow, Director
- Tara Medhurst, Director (Regrets)

**INTRODUCTION OF PARK MANAGEMENT & AUDITORS**

- Mike Horder, Park Manager
- Michelle Benson, Office Manager
- Nick Friesen, MNP LLP (Auditors)

**SCRUTINEER REPORT**

- There are 348 households in attendance in person or by proxy.  
Requirements for quorum are 100 members. Quorum has been met.

## **GENERAL INFORMATION FROM THE PRESIDENT**

- For the benefit of any newcomers and to avoid misunderstanding, we are the LBHA (Lake Bonavista Homeowners Association) and not the LBCA (Lake Bonavista Community Association). The LBHA runs the park and lake only, and we have no other mandate. The LBHA took over from Keith Construction on January 1, 1977.
- Notice of this meeting was provided with now 27 days' notice to members by way of electronic distribution (2702 discrete emails), posting on various community websites and online forums (LBHA Facebook – 2400 followers, LBHA Instagram – 1500 followers, LB Community Chat – 5500 followers), street signs in the community (3 roadside bold signs, 2 signs on the property) and by making hard copies of the AGM package available to members using the lake facilities (3006 members entered the property between September 27 and October 16).
- Point of order raised by Peter Arnall
  - Adequate notice of this AGM has not been provided as per articles of incorporation to all members and he is aware of some neighbours that were unaware of the meetings
    - Point not taken by chair as notice was addressed in the Presidents Report.

## **FINANCIAL REPORT**

- Natasha Jagusch, Treasurer, presented the financial report for the LBHA as proved in the 2024 AGM Package.
- Audited annual financial statements for the LBHA were distributed to attendees as provided in the 2024 AGM Package.

## **OPERATIONS REPORT (April 1, 2023 – March 31, 2024)**

- Stuart Parnell, president, presented the operations report as provided in the 2024 AGM Package.
- Move to approve financial statements by Natasha Jagusch
  - 2<sup>nd</sup> by Stuart Parnell

- Point of order by Autumn Malsbury-Boag
  - Do we require to vote to approve the financials as there was no official AGM in 2023?

Discussion:

- Nick Friesen, MNP – confirmed the financials have been approved through their audit process and are acceptable. Advised would be ok for members to accept through a vote however unsure if required
  - Question from unidentified member: Why does board carry so much cash?
  - Response from board: This is required to save for capital expenditures and maintenance as can't go into debt, helps plan for contingencies known and unknown
- Motion carried to approve 2023/24 financials by show of hands
- Motion to appoint MNP as auditors for 2024-2025 fiscal year by Natasha Jagusch.
  - 2<sup>nd</sup> by Stuart Parnell
  - Motion carried by show of hands
- Board of Directors vote
  - Directors standing for re-election:
    - Stuart Parnell
    - Stuart Sholter
    - Patricio Venegas
    - Mark Wyatt
    - Jeff Mikolajow
    - Tara Medhurst
  - Members seeking position of Director:
    - Kendra Curtis
    - Laura Schlosser
    - Bev Tonkinson
    - David Willis
    - Carrie Styczen
  - Call for nominations from the floor
    - Autumn Malsbury-Boag nominated by herself

- 1<sup>st</sup> by Stuart Parnell
  - 2<sup>nd</sup> by Kam Fard
- Motion by Stuart Parnell to adopt the special resolution as provided in 2024 AGM meeting package to amend our Article of Incorporation to remove the minimum 100-member requirement to constitute quorum in the 2<sup>nd</sup> AGM attempted meeting.
  - 2<sup>nd</sup> by Mark Wyatt
  - Discussion
    - Tony V
      - Concern there is no quantum provided in proposed definition
    - Autumn Malsbury-Boag
      - Proper notice was not given as per articles of association so does not believe this vote should go ahead
      - Does not feel such amendments are required given the level of turnout of this meeting
      - Claim the board declined to accept payment of a member holding proxies to deny them entrance to the meeting
        - Board confirmed no members who came to the meeting were denied entry.
    - Carrie Styczen
      - Allegations of notice – this vote is valid as quorum is present at this meeting and articles state irregularities of notice do not invalidate the meeting
    - Nathan Litchfield
      - Current bylaws are restricting the actions of the board, but would like to see some minimum threshold set. Why did board go this route instead of asking members to vote on the items that the board wants to do?
        - Response from board

- Want to be able to achieve quorum at AGM each year to allow for official process to be met.
  - Day to day operational decisions of the lake is the responsibility of the board as elected by the members.
  - Any further changes to the articles, for example number of members and purpose of the LBHA, would have to be made by special resolution and voted on at a meeting with quorum by 75% of the members present. In addition, some fundamental changes must be approved by the City of Calgary
- Mark Barber
  - Supports the special resolution as it will take a year until the next opportunity to change.
- Karen Willcott
  - Can it be amended and reduce the number required for quorum for the 1<sup>st</sup> AGM attempted meeting instead?
    - Response from board:
      - The board didn't want to reduce this as the ultimate goal is to get members to come to AGMs
- John (unsure of last name)
  - If people don't want this resolution, they need to show up to vote
- Monica Jung
  - Question on the language – could we add option for a proxy vote?
    - Response:
      - It is implicit the proxy process will be made available for future AGMs as is standard course of practice.

- Edward Ashby
    - Reduced quorum definition could allow the articles to be changed by a small number of people and that presents risk.
    - Could an amendment to the resolution be made to exclude allowing edits to articles of incorporation?
      - Response from board:
        - Fundamental changes remain unchanged with this proposed special resolution and require approval of 75% of membership
  - John Gilbert
    - In addition to above comment, notice is required of any future special resolutions preventing any boards from making such changes in isolation.
    - Motion carried by result of 77.6% of votes in favour.
- Results of voting for 2024/2025 board of directors:
  - Stuart Parnell
  - Mark Wyatt
  - Jeff Mikolajow
  - Stuart Sholter
  - Carrie Styczen
  - Bev Tonkinson
  - Tara Medhurst
  - Kendra Curtis
  - Patricio Venegas
- Meeting adjourned at 8:53