



*A place you can proudly  
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# **SETTLER'S GROVE COMMUNITY ASSOCIATION**

**AGM ,MARCH 29, 2023**

**7:00 P.M.**

**Annual General Meeting Minutes**

**PO BOX 45082**

**Kitchener, Ontario, N2C 1X0**

**SGCA@LIVE.CA**

**Total attendance of households and proxies=62**

## **Welcome and Introduction;**

(Call meeting to order; 1<sup>st</sup> and 2<sup>nd</sup> motion-Rick from 53 Lantern St.and Rodney from 33 Candle Cres)

- Current Board of Directors; Jill Scherer, Lurdes Jordao, Amanda Matessich.
- Main objective of meeting to vote on a new board of directors
- Presentations with information on transferring of existing SGCA parcels of land and process to disband Association should members decide in the future.
- Requirement to have 2/3rds votes (182 households) to be able to make any decisions
- Voting of a new Board of Director does not require 2/3rds vote.

## **Presentation of Financial Summary for 2022;**

- Only source of Income for 2022 -f Kitchener awarded a 1 time grant of \$5,000.00 to seek legal council on structure of association and assist with legal fees.
- Expenses included:
  - \$5,650.00 For legal fees
  - \$361.80 for property taxes of 2 parcels of land owned by SGCA
  - Director's Liability Insurance of \$1,566.00
  - Landscaping-\$11,978.00
- We incurred a total loss of \$14,555.80. in 2022
- Account Balance as of March29th was \$19,819.23
- Landscaping quote for 2023 is \$11,520.00 plus HST

(1<sup>st</sup> and 2<sup>nd</sup> motion to accept financial summary for 2022-Ray from Candle Cres and D. Wickers of 149 Deer Ridge Drive)

11:55 AM  
02/13/23  
Annual Basis

Settlers Grove Community Association  
Custom Summary Report  
January through December 2022

	<u>Jan - Dec 22</u>
<b>Income</b>	
City Grant	5,000.00
<b>Total Income</b>	<u>5,000.00</u>
<b>Expense</b>	
Landscaping	11,948.00
Operations (Expenses related to providing program services and maintaining operations)	
Legal Fees (Cubolds (non-employee) legal services)	5,000.00
<b>Total Operations (Expenses related to providing program services and maintaining operations)</b>	<u>5,000.00</u>
<b>Other Types of Expenses (Expenses not categorized elsewhere)</b>	
Insurance (Association Director Liability Insurance)	1,500.00
<b>Total Other Types of Expenses (Expenses not categorized elsewhere)</b>	<u>1,500.00</u>
<b>Property Taxes (Property Tax for Association property)</b>	<u>351.80</u>
<b>Total Expense</b>	<u>19,595.80</u>
<b>Net Income</b>	<u><u>-14,595.80</u></u>



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## SGCA PROPERTIES (2)

Settler's Grove Association currently owns two parcels of land known as;

1. PART BLOCK 62, PLAN 58-M-90, DESIGNATED AS PART 1 ON 58R-13492(reference **0585**)
  - This parcel of land was offered to 2 parties where existing properties abuts (0585)
  - The 2 parties include; The Audubon Association and Winni Koch(0587-2 Candle Cres)
  - The Audubon has shown interest and it is in the best interest that this parcel of land be awarded to the Audubon Association as they own 0586 which is attached to 0585 and would be maintained by the Audubon Association going forward.
  - All legal fees associated with transfer of the parcel of land would become the responsibility of the Audubon Association.

### Questions raised:

- in order to continue existing as an association, does SGCA need to retain the properties in question
- Estimated cost for legal fees.

### OutCome: **No Decisions to be made as we have not met Quorum**

2. PT, LOT 10 BEASLEY BROKEN FRONT CONCESSION, BEING PT. 2 ON 58-R-14179. CITY OF KITCHENER; S/T R-O-W IN FAVOUR OF PTS 1 & 3-12, 58R14377 OVER ALL AS IN WR35937 (PIN 22732-0771 (LT)) (reference **0771**-triangle corner)
  - This parcel of land was offered to 3 residents where existing properties abuts on top a small triangle shaped piece of land referenced as 0771 on map
  - The 3 residents include; Robert and Shannon Kuefer (0714-2 Wagon St)), Hanh Bui and Benjamin Tight (0751-60 Baden Ct) and Kevin and Michelle Tupman (0750-51 Baden Ct)
  - 2 residents have come forward with interest in taking over this parcel of land including; Robert and Shannon Kuefer (0714-2 Wagon St)), Hanh Bui and Benjamin Tight (0751-60 Baden Ct)

- Hanh Bui and Benjamin Tight (0751-60 Baden Ct) has confirmed a gate was installed at back of his property line when he moved in and is very interested in said property so he can continue to access to Deer Ridge Drive through back gate.
- Voting on how should we award this piece of land is recommended (lottery or a purchase price) as we have 2 interested residents
- All legal fees associated with transfer of the parcel of land would become the responsibility of the resident being awarded this parcel of land.
- Future landscaping maintenance including lawn cutting would become the responsibility of the homeowner should Settler's Grove Community Association cease to exist.

**Observations:**

- Robert and Shannon Kuefer were not in attendance at the meeting
- Benjamin Tight was in attendance and is very interested in this parcel of land

**OutCome: No Decisions to be made as we have not met Quorum**



PREPARED ON: 14 NOV 2007 AT 15:03:00  
MCA: JESSURICE



### PROPERTY INDEX MAP

INTERLCO (Rls. 5B)

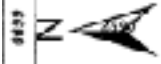
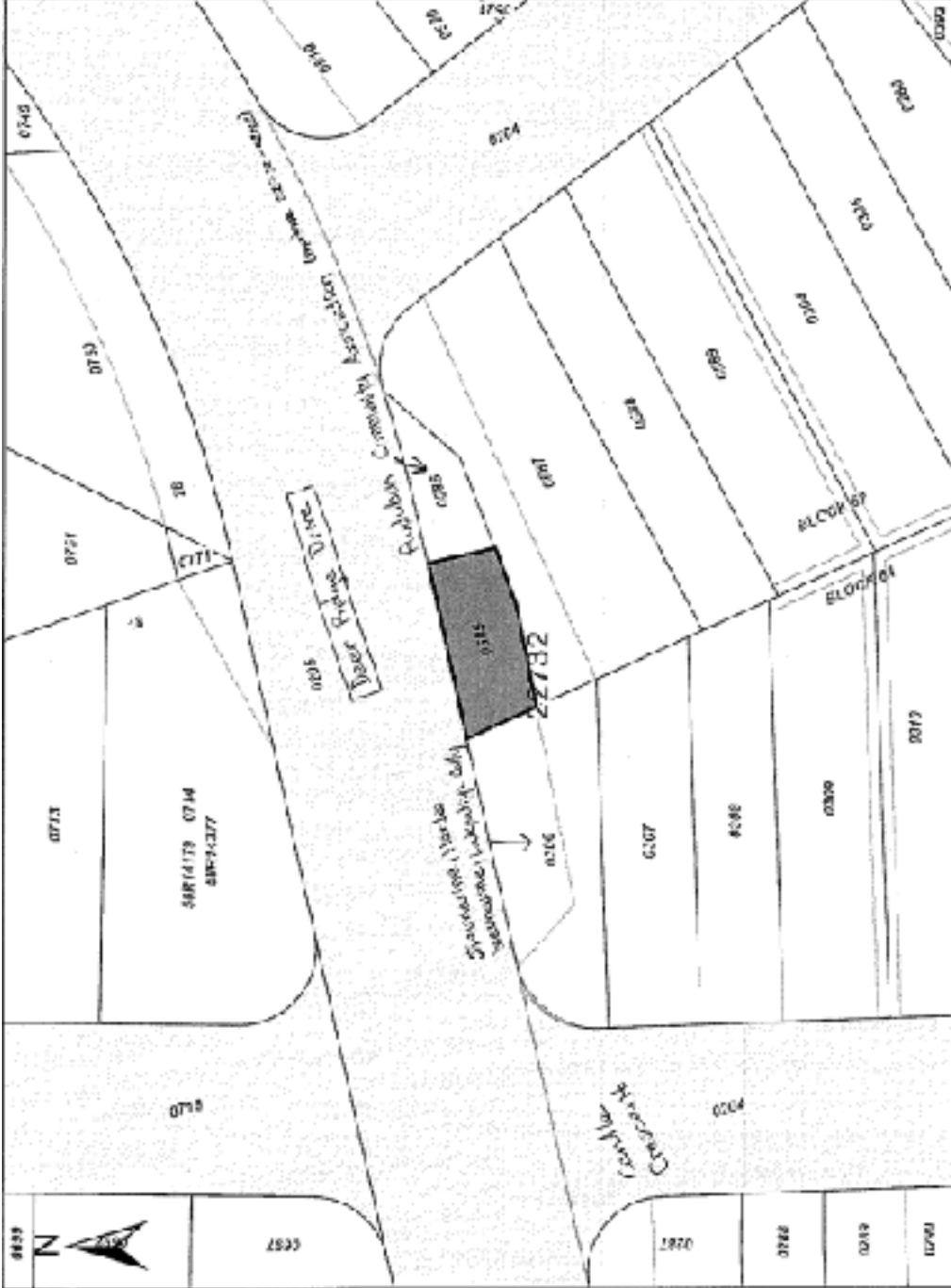
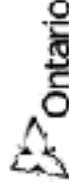
#### LEGEND

- [Symbol] REFERRED PROPERTY
- [Symbol] ADJACENT PROPERTY
- [Symbol] UNREGISTERED PROPERTY
- [Symbol] DISCREPANCY PROPERTY
- [Symbol] DISCREPANCY (TIME/UP/ATE/PL/REG)
- [Symbol] INTERLCO (Rls. 5B)
- [Symbol] SCHEDULED EASEMENT
- [Symbol] SCHEDULED EASEMENT
- [Symbol] SCHEDULED EASEMENT

THIS IS NOT A PLAN OF SURVEY

#### NOTES

- 1. REFERRED PROPERTY RECORDS FOR COMPLETE PROPERTY INFORMATION AS SHOWN MAY NOT REFLECT RECENT RESIGNATIONS
- 2. THIS MAP WAS DERIVED FROM PLATS AND DOCUMENTS REGISTERED IN 1965-1985
- 3. THIS MAP SHOWS ONLY ADJACENT REFERRED AND DISCREPANCY PROPERTIES
- 4. THIS MAP IS FOR INFORMATION ONLY
- 5. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION
- 6. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION
- 7. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION





## PROPERTY INDEX MAP

WATER: "C"(M) - "W"

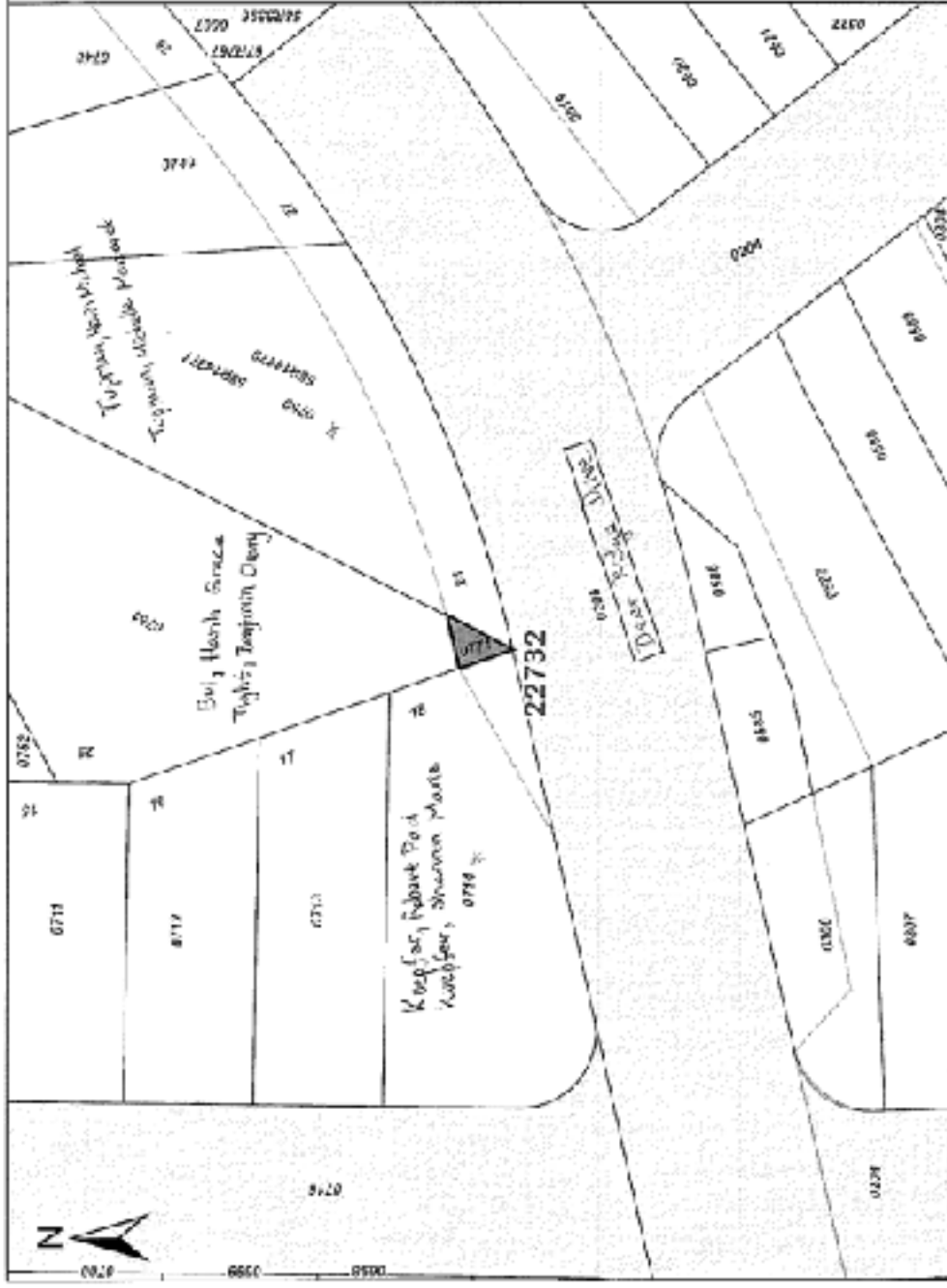
### LEGEND

- PUBLIC UTILITY
- ALTERNATE PROPERTY
- STREET FRONT PROPERTY
- CONDOMINIUM PROPERTY
- PROPERTY BOUNDARY
- BLOCK BOUNDARY
- EXISTING STAKE
- MAJOR IS

THIS IS NOT A PLAN OF SURVEY

### NOTES

REVEALS THE TITLE RECORDS FOR COMPLETE  
 INFORMATION. AS THIS PLAN MAY  
 NOT REFLECT RECENT FIELD MAPS,  
 THIS MAP HAS COMPARED WITH THE  
 RECORDS AND IS THE LAND  
 RECORDS AND THE FIELD MAPS SHALL  
 BE CONSIDERED TO PREVAIL OVER THIS  
 MAP.  
 ON/4033/0421/1'S 1/2 6/18/4  
 REVISIONS: 1/2 6/18/4  
 REVISIONS: 1/2 6/18/4





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## FUTURE OF OUR ASSOCIATION

After seeking legal council with McCarthy Grespan ; There are two options available to us to proceed in future years:

### **Option #1-Continue to Vote on new Board of Directors and continue as in past years**

- This option requires that we continue the landscaping maintenance as we have in the past years
- Tasks at hand include; collection of annual fees from residents, acquiring landscaping contract each year and bookkeeping services including financial summaries
- Administrative expenses (PO Box, supplies, postage and Director's Insurance)
- Tasks can be outsourced at a cost of approximately \$6000 per year which would be included in Annual Dues resulting in higher fees
- Any Social events would be run and coordinated by volunteers and funding be acquired independently outside of Association monies.

#### Question raised:

- Why does Social funding need to be separate from Annual Association fees?
- Are there available grants through City of Kitchener to support social events?
- Erin, Nina, Jill and Amanda are interested in helping to organize community events

### **Option #2-Disband Association**

- Proceed with recommendation from McCarter Grespan Lawyers and proceed with necessary voting to disband (2/3 Quorum required)
- This option would result in the discontinuation of providing landscaping services, collection of annual fees and bookkeeping services including financial summaries
- Director's Insurance and PO Box not required any longer
- This option requires hiring an accountant to assist with process to disband
- Any monies remaining after paying any remaining expenses would be divided amongst all homeowners

#### Concerns Raised:

- Residents backing onto berms of Deer Ridge Drive (Jim Simas) are particularly concerned with this option and would prefer association continue as in past years



**Outcome: No Decisions to be made as we have not met Quorum**

### **Voting of New Board of Directors**

**Nominees included:**

- Rebecca Lyons
- Beth Smith
- John Mellor

(1<sup>st</sup> and 2<sup>nd</sup> motion to accept nominees; Lurdes of Deer Ridge Dr. and Helen of Lantern)

Voting cast with all members in attendance in favour (62 votes)

New Board of Directors for 2023 completed. **CONGRATULATIONS!!!**

(1<sup>st</sup> and 2<sup>nd</sup> motion to close meeting; John of Master Court and Lurdes of Deer Ridge Dr.)

**A HUGE THANK YOU TO EVERYONE THAT ATTENDED THIS YEAR'S MEETING AND PROVIDED PROXIES!!!**

**Stay tuned for great accomplishments from our new Board of Directors!!!**

