

**2025 ANNUAL GENERAL MEETING
AGENDA**

Honeymoon Bay Resort Association
May 18, 2025 10:00 am

Agenda Items

- Call to order – Chairperson Wray White
- Moment of Silence for Members who have passed
- Welcome and introduction of members who have joined our association since the last AGM.
- Adoption of Robert’s Rules of Order
 - For our Association the following also applies
 - Motions made require 50% of votes cast to pass. (simple majority)
 - Special resolutions and special assessments require 2 weeks notice of the vote and 75% of votes cast to pass.
 - Abstentions are recorded but do not influence the vote. (they are not counted for or against)
- Wray asked for 2 volunteer invigilators for paper ballots – volunteers were Tara White & Barb Bissinden
- Wray asked if there were any objections to accepting the minutes of the 2024 AGM as distributed. There were no objections so the minutes were accepted.

Directors Reports for 2024

Presidents Report - Wray White

Secretary’s Report - Cheryl Edwards

Grounds Report - Cheryl Tyrrell

Wharves Report - Carl Wilson

Treasurer’s Report - Karen Lundstrom

These reports plus the report from the Social Committee chair were mailed out to all members prior to this meeting. Wray asked if there were any questions about the reports. There were no questions from the floor.

Committee Reports

- Social Committee – Denise advised that everything is in order for the dance, music bingo and golf tournament. The golf club has raised fees so this will affect the cost of the tournament. All info about these events is in her report. If members have any questions, they can see Denise at lot 77.
- Bingo – Kids Sports Day – Linda Martin & Anita Graham – Bingo will be held on Saturday nights starting June 28th. On long weekends there will be bingo on both Saturday and Sunday Proceeds from Bingo go to support the kid’s sports day which will be Sunday August 3rd this year.
- Craft and Bake Sale – Karen Lundstrom – This year the sale will be Saturday Aug 2nd
- Survey completion summary for External Boundary – Scott Murray – The project is now complete. Our perimeter boundary now includes the lots on the point that originally looked to be outside of our park. This ensures that we are protected from potential future natural events. The new approved boundaries have been filed with land titles. The discrepancy with our borders was originally found by the committee doing the creek work. The riparian area is 30 meters so the whole park is within the riparian area. We need to move carefully for now given how strict government guidelines are at the moment. The executive has a copy of the document filed with land titles and we will get this posted to the website. Lots 1 to 22 do encroach on our neighbour’s property so if we need to replace the fence, or if the neighbour asks, we may need to move to within our boundary. Questions from the floor:

- **Q:** Could the association buy the strip of land behind lots 1 - 22? **A:** It would be very difficult with legal fees and a lot of complexity. This would not be advised.
- **Q:** Would the costs and effort incurred to move things, if required, be covered by the whole association and not by individual members on lots 1 – 22? **A:** The best approach would be confirmed at the time it is required. The general consensus was this should be covered by all members.

Review of Financials and Vote on Budget

The directors are recommending an increase in dues this year. The major items affecting this are repairs that need to be made to the house and the wharf. The wharf has reached the end of its expected life so will need significant repairs over the coming years to keep it safe and usable. The house needs repairs to the chimney and the crawl space as there are significant structural issues.

- **Q:** Should we consider increasing the wharf fees? **Motion: to Increase the wharf fees by \$100 to a new total of \$200 per year effective May 2025.** Moved by John Murray, Seconded by Joan Rutherford – Ballots were counted as 18 in favour and 35 opposed. **The motion was defeated.**
- **C:** All members benefit from the wharves so the costs should be spread across all members not just boat owners.
- **C:** Maintenance cannot be assigned to just a segment of members, it must be applied to all members equally.
- Note: Finger fees go into general revenue and can be used for any park requirements.
- **Q:** If we know the total amounts, should we have a special assessment for the house and the wharf instead of assigning it to the budget in perpetuity. Also, should we consider having a capital plan so we can see capital requirements into the future.
 - **A:** Wharves went in 25 years ago with a 25 year life expectancy. The wharf repairs currently planned will take approximately 4 – 5 years to complete. We probably need about \$20,000 to \$25,000 over the next 4 or so years to make sure the docks, anchors and pilings are secure and safe. Carl is working hard to get good deals on materials and plans to use work parties to keep costs as low as possible.
 - **A:** For the house we have one estimate so far which is to repair the chimney that is unsafe and falling away from the house. The quote to take the chimney down, fix the foundation for the chimney, build a new chimney foundation and chimney, is \$55,000. Cheryl T is still looking at alternatives including possibly removing the chimney and not replacing it as is, but instead add a new hearth and new venting for the fireplace. We also need to find ways to fix the foundation to stop water leaking into the crawl space.

Wray called for a show of hands to approve the budget as distributed, which includes a fee increase. The new annual dues would be \$1500. The show of hands was 51 in favour, and none opposing. The budget for 2025 was approved as distributed. Dues for the year will be \$1,500 per membership.

Old Business

Green Space Resolution Presentation– John Garnet, Scott Murray – Materials supporting this discussion were sent out prior to the meeting. John Garnet presented a powerpoint with background information and recommendations.

Proposed Motion: That we approve a special assessment of \$433.13 per member for the purpose of surveying the property, thus fulfilling the three motions approved by the membership in 2023. Moved by John Garnet, seconded by seconded lot 17.

Q: How do we deal with motion 2 from 2023 if this proposal moves straight to motion 3? **A:** Motion 2 and motion 3 are dealt with together – the scanning and flying will determine where current structures are and how the lot is currently used. This addresses motion 2 as well as motion 3. Based on motion 1, we did a reset so how you are currently using your lot determines what the dimensions are.

C: A member suggested that all members work with their neighbours to agree on the boundary between members.

Q: How do we resolve where green spaces are and conflicts between members? **A:** Motion 1 basically says you can use and enjoy the lot as it is currently set up, so if green space was possibly encroached on in the past this is now resolved in favour of the member.

C: This recommendation would finally put this issue to rest. It has been an issue and topic for our association for many years. It would be great to put this to rest.

Q: Do we need to do all lots and physical dimensions for all lots or just green spaces? **A:** this proposal is to do all lots.

Q: How will encroachments in the future be dealt with? **A:** The resulting map produced would give directors and members a frame of reference to allow encroachments to be dealt with.

C: Could we just get neighbours to agree and pin the lots ourselves? Maybe we could form a small committee of 3 or 4 members to work with members to pin and agree on dimensions.

C: As a new member it would be reassuring, when paying the large buy in costs these days, to know the boundaries you have exclusive use of.

A vote on the motion was held. The results were 36 for and 28 against. This is 56 % in favor. This motion requires 75% to pass, so this motion is defeated.

New Business

Proposed Motion for discussion and vote: Submitted by Butch and Karen Talkington Lot #28

When a membership is transferred over to a family member, that new family membership shall have the option to retain moorage rights on the wharf, if they already exist. The motion was seconded by lot 63.

Q: How do we define family? **A:** Similar to rights and privileges already in our constitution.

- Wray called for a show of hands on this motion. 26 members were in favour and 21 members were opposed. **The motion passed.**

Nomination of New Directors (please consider volunteering or nominating someone)

- Wharf Director – 2 years – Lot 28 nominated Carl. This was seconded by lot 29. There were no other nominations and Carl accepted the position so was elected by acclamation.
- Treasurer – 2 years – Lot 5 nominated Karen Talkington. Lot 28 seconded. There were no other nominations, and Karen agreed to stay on as treasurer, so was elected by acclamation.
 - (Note: Karen is happy to share this position and provide mentorship)
- Secretary – 1 year – Wray called to the floor for nomination. With no nominations heard the executive will appoint a secretary for the next year.

ADJOURNMENT Please help put chairs away meeting adjourned 11:51

Thanks to Carl and the crew working on the wharves.