

**ALPINE HAVEN PROPERTY OWNERS ASSOCIATION
MINUTES OF THE AGM MEETING**

DATE: Saturday, August 22nd, 2015

PLACE: St. Isidore's Parish Hall

PRESENT:

Board: Nicholas Barletta, Walter Knight, Henry Sauvagnat, Graham Holder
Duncan Kilmartin, Jeff Usheroff, William Hayman, and Al Perry

Others: Robert Gensburg, Lawyer; Deb Tanguay, Bookkeeper,
Michael Pratt, Property Manager

**** These are the unofficial minutes until approved by the Membership. ****

I. CALL TO ORDER

The meeting started at approximately 10:09 am and was chaired by President Nicholas Barletta.

Mr. Barletta emphasized that the purpose of the AGM is to conduct annual management business of the Association. This meeting is for unit owners and will be conducted in accordance with the 2011 Bylaws and Roberts Rule of Order. Duncan Kilmartin will act as Parliamentarian.

The board and unit owners acknowledged the loss of a community member – Jane Williams – by a moment of silence.

II. QUORUM

At the start of the meeting, there were at least 19 members present in person, constituting the 20% (of 91 members) required for the presence of a quorum, as Proxies submitted were still being counted by the Registrar. Walt Steele disputed the calculation of the member weighted vote count, due to how the Alpine Meadows condos were being calculated. The weighting of votes as per the 2011 Bylaws was explained to all.

III. APPROVAL OF THE AGENDA

Mr. Barletta requested a motion to revise the current agenda moving the Other Business section prior to the Election; thus allowing individuals who want to speak prior to the Election at that time. M. Pratt made the motion and was seconded by M. Sherman. All were in favor and the Agenda was revised.

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IV. APPROVAL OF THE 2014 MINUTES

There was some brief discussion regarding the minutes by W. Steele as he had disagreement with how the minutes read. H. Sauvagnat proposed to table the vote allowing Mr. Steele to write down specifically what he wants changed. Mr. Steele declined to submit his changes in the timeframe requested by unit owners. Therefore, a motion to approve the minutes of the 2014 AGM meeting, as read, was proposed by M. Sherman and seconded by J. Townsend. Once proxy calculation was determined, a motion to approve the 2014 AGM minutes was proposed by J. Townsend and seconded by M. Sherman. The vote was 51.4 approve with 12 abstentions. As such, the Minutes were approved

V. FINANCIALS

Mr. Barletta stated that Besaw & Associates commenced the audit late. Generally it is our intent to have audited financials to the members prior to the AGM. With this being the case, our bookkeeper provided financial reports from our management accounting system, Quickbooks. These are not audited but will provide for an overview of our financial condition.

Revenues are basically service fees and interest that may be collected. The fees have been consistent for the last 4 years, around \$180,000. Our budget is zero based; revenues are set to equal expenses. There are four basic expenses of the Association; being Administration, Operating, Equipment, and Labor. Generally administration expense is approx. 25% and the other expenses constitute 75%. Lawsuits are causing this ratio to be more like 50-50 but as the lawsuits start settling we are anticipating the 25-75% ratio again. The top six expenses for the Association are Road Repairs, Snow Removal, Insurance, Equipment, Garbage, and Utilities.

The internal Balance Sheet provided was reviewed. Accounts Receivable continue to be an ongoing issue. Mr. Barletta stated for members to submit questions or come to the open board meetings and discuss financials should they have any questions. There was some discussion regarding the high level of legal fees incurred, and although the board has tried other means for collection and have not succeeded; they have had to direct assistance from attorneys with the collection process.

S. Khan stated the proposed budget should not be voted on due to not having current financials to compare with. Mr. Barletta acknowledged. J. Usheroff stated should the proposed budget not be passed, then the prior years' budget will be enacted until a new budget is approved.

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VI. APPROVE THE APPOINTMENT OF GENE A. BESAW AS AUDITOR

There was some discussion about the appointment of Besaw's office for the coming year 2015-16. Members and the board discussed concerns about the level of service being received. Besaw's will still prepare the audited financials and tax return documents for the past year, 2014-15, as they are under contract. Mr. Barletta requested a motion as to how to proceed with Besaw's office for future auditing and tax services. A motion was made by J. Townsend to table the appointment of Gene A. Besaw's office as auditor and direct the Board to seek an alternative auditor for 2015-16. N. Hawkins seconded. The vote was approved with 4 abstentions.

VII. APPROVE THE APPOINTMENT OF DEB TANGUAY AS BOOKKEEPER AND RESIDENT AGENT

Deb has been approved and appointed with 9.75 abstentions. (No actual motion was made or seconded; the item was just voted on.)

VIII. APPROVE CURRENT BUDGET FOR 2015-16 AND PROVISIONAL BUDGET FOR FISCAL YEAR 2016-2017

A motion was made to postpone the approval of the budget by N. Hawkins and seconded by M. Sherman. The vote was approved with 2 abstentions. The vote was approved with 2 abstentions. Motion was made to amend previous motion to include a timeframe of 90 days by S. Khan and seconded by V. Bhat. The vote was approved with 2 abstentions.

IX. STATUS REPORT ON OUTSTANDING LAWSUITS

Attorney Robert Gensburg gave a status report on outstanding lawsuits. Three lawsuits are outstanding:

The Khan (SKEA) group who is suing AHPOA over only paying for certain services specifically stated in deeds.

Deptula who is being sued by AHPOA for non-payment of fees.

Brewin who is being sued by AHPOA for non-payment of fees.

There was some discussion amongst unit owners and attorneys present regarding the current litigations.

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X. ELECTION OF FOUR OFFICERS

The following nominations for Director were received:

Nicholas Barletta *
Varsha Bhat
William Hayman *
Duncan Kilmartin *
Judith Lapointe
Albert Perry *
Henry Sauvagnat *
Walter Steele
Florence Aton (Withdrew nomination)

*Standing for re-election

Four Directors – Walter Knight, Graham Holder, Jeff Usheroff and Albert Perry with unexpired terms will continue in office.

President Barletta asked if there were any other nominations from the floor. There were none so he announced the nominations closed. Nominees were given the opportunity to speak before the election. Mr. Perry asked Mr. Barletta to read the names of the 8 candidates, and he did.

Ballots were collected and tabulated. Results will be communicated in detail when finalized.

XI. OPERATIONS

Mr. Barletta introduced AHPOA's new Property Manager, Michael Pratt. Mr. Pratt is also a unit owner in the Alpine Haven community. He reviewed his operations report with the members detailing items that are currently being done within the community and what he will be doing. He will initiate surveys of unit owners requesting their input and will post updates on Alpine Haven's website.

The Board thanked the many individuals who assist with the maintaining of the Alpine Haven community and the members who assisted with the AGM meeting.

A Motion was made to adjourn the meeting. All were in favor.

ADJOURNED: 11:11 AM

Respectively Submitted

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G. K. Holder
Secretary

***** ATTACHMENT:**

AHPOA Board Chair note of August 26, 2015:

Thanks to all who attended the AHPOA AGM. Thanks for your patience, your resilience, and most of all your participation. As a community, we certainly have differences in opinions. I hope everyone who voiced theirs felt respected and heard. Differences are not bad; they can be quite good, if properly harnessed. We don't have to all agree on everything; however, we can live together in the same community in more harmony. I think we all look forward to that day.

AGM Summary Results

Of the 91 Units in our community, 67 were represented at the meeting, either in person or by proxy. The tabulation of votes for the 5 open Director slots was completed after the meeting. The results are as follows:

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1. Nicholas Barletta, 56.05 weighted votes, 84.9% of total weighted votes;
2. Varsha Bhat, 30.75 weighted votes, 46.6% of total weighted votes;
3. Bill Hayman, 59.05 weighted votes, 89.4% of total weighted votes;
4. Duncan Kilmartin, 43.3 weighted votes, 65.6% of total weighted votes;
5. Judith Lapointe, 23.75 weighted votes, 36.0% of total weighted votes;
6. Albert Perry, 39.3 weighted votes, 59.5% of total weighted votes;
7. Henry Sauvagnat, 62.05 weighted votes, 93.9% of total weighted votes; and
8. Walter Steele, 8 weighted votes, 12.1% of total weighted votes.

The candidates elected for a two-year term are: ·

Nicholas Barletta, ·
Bill Hayman, ·
Duncan Kilmartin, ·
Albert Perry, and ·
Henry Sauvagnat.

The new Board met after the AGM and appointed the following Officers: ·

Nicholas Barletta, President, ·
Bill Hayman, Vice President, ·
Duncan Kilmartin, Treasurer, and ·
Graham Holder, Secretary.

A schedule of Board meetings for the year will be sent to all Unit Owners and posted on the AHPOA website, <http://alpinehaven.org>. Contact information is also on our website. This will assist those who wish to attend Board Meetings.

In order to avoid confusion and conflicting information, if you have concerns about the roads, ditching and culvert maintenance, driveway plowing, garbage collection, streetlights, or the pool, tennis courts or common areas, please contact Michael Pratt, APHOA's Property Manager.

If you have matters you wish the Board to consider and which Mike cannot handle, please address them in writing to me.

For matters relating to billing and assessments, please contact Deb Tanguay, our Bookkeeper, in the first instance, and the Treasurer, Duncan Kilmartin, otherwise. Deb and Duncan work very closely together.

Finally, many thanks to those who helped at the AGM, greeters, table workers, counters, registrar and observers; and last but not least, our new Property Manager, Michael Pratt, for handling meeting logistics and planning an outstanding community picnic.

Best Regards,

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Nicholas Barletta
AHPOA President