

Annual general assembly of the Domaine Alpine Owner's Association

Saturday June 28, 2014 at 1:30 pm

AGENDA

1. Welcome
2. Adoption of the agenda and reminder of meeting proceedings
3. Adoption of the June 29, 2013 general assembly minutes
4. Finances
 - 4.1 Receipts and disbursements report for 2013-2014
 - 4.2 Projected budget for 2014-2015
 - 4.3 Annual dues
 - 4.4 Fundraising campaign
 - 4.5 Method of payment
5. Dam 5112-5113
 - 5.1 Condition of the dam
 - 5.2 Obligations of the Centre d'Expertise Hydrique du Québec (CEHQ)
 - 5.3 Communication with the municipality of Saint-Adolphe d'Howard
 - 5.4 Communication with the municipality of Saint-Hippolyte
 - 5.5 Water level as per engineer recommendations
 - 5.6 Bathymetric chart of Lac des Pins
6. Environment
 - 6.1 Swimming water analysis
7. Domaine Alpine Owner's Association website
8. Alpine summer party – August 9 at 6:00 pm at the beach
9. Miscellaneous
10. Elections
11. Date of the next annual assembly
12. Adjournment

Attendees (see attached list)

By unanimous consent, Francine Gagnon presided the meeting and Lise Bujold acted as secretary. Christina Costy translated to English upon request.

1. Welcome

Francine Gagnon, President, welcomed the participants and noted the quorum. A minute of silence was observed to note the passing during the year of Messrs. Rémi Lamarche and Roderick McDonald and Ms. Joanna Hebbin.

2. Adoption of Agenda

Following the addition of item 4.5 Method of payment and in Miscellaneous: translation of regulations, plant and cutting exchange, postal boxes, garbage and ditches, Nicole Fortin moved to adopt the Agenda as modified. Motions seconded by Marc Hervieux and unanimously carried.

3. Adoption of the minutes of the June 29, 2013 general assembly

Lise Bujold moved to adopt the minutes of the June 29, 2013 general assembly. Motion seconded by Francine Gagnon, unanimously carried.

4. Finances

4.1 Receipts and disbursements report for 2013-2014 – René Lavoie presented the receipts and disbursements to March 31, 2014. As the members had received the document by mail, the Treasurer opened the floor for questions. He noted that as of the preceding May 31, the association was no longer in deficit regarding the work done on the dam in 2013, that the \$5000 emergency fund is in place and that the bank balance is \$10,000. Christina Costy moved to adopt the receipts and disbursements report as of March 31, 2014. Seconded by Marc Hervieux, unanimously carried.

4.2 Projected Budget for 2014-2015 – This document was also sent to the members with the annual mail out. With projected revenues of \$9,295, operating expenses of \$6,324 and an additional expense of \$2,500 for the dam, the association should have a balance of \$7,313 as of March 31, 2015. In order to attain this objective, the budget

calls for \$5,000 in annual dues and \$2,000 for the dam fund. Nicole Fortin moved to adopt the proposed 2014-2015 budget. Motion seconded by Lilian Fortin, unanimously carried.

4.3 Annual Dues –65% of the dues have already been collected. The Treasurer asked that dues not be paid by postdated cheque as this might lead to errors.

4.4 Fundraising Campaign – Marc Hervieux raised the question of reduced dues for rentals. A discussion was held regarding the difficulty of managing multiple rented residences. Marc Hervieux moved that all dues be fixed at the same amount of \$90 (\$60 + \$30 for the dam) with no distinction between owners or renters. Motion seconded by Christina Costy, unanimously carried.

4.5 Method of payment – René Lavoie noted that if members had difficulty paying by bank transfer, it was because he accidentally inversed the transit and bank account numbers.

5. Dams 5112-5113

5.1 Condition of the dam – The dam is now stable but aging; the situation requires close monitoring

5.2 Obligations of the Centre d'Expertise Hydrique du Québec (CEHQ) – Our dam does not yet conform to CEHQ standards, but we have some time left to perform remediation work.

5.3 Communication with the municipality of Saint-Adolphe d'Howard – The environment counsellor for the municipality, Mr. Pierre Roy was invited to participate in our general assembly as the board wished to discuss sectorial taxation. We received confirmation that Mr. Roy would be unable to attend.

5.4 Communication with the municipality of Saint-Hippolyte – Mr. Philippe Roy of St-Hippolyte accepted to guide the president regarding methods of sectorial taxation in order to meet the costs for the management of our dam: legal aspects, steps to be followed, scheduling, repair of the dam, agreements with the municipality, survey of our clientele, etc. This collaboration was extremely valuable to our association. Our dam repair and maintenance program can thus be paired with the sectorial taxation project, bringing together all the parties involved: municipalities, engineer, associations, environment, Centre Hydrique, etc.

5.5 Water level as per engineer recommendations – The water level of the lake must be maintained at 65 cm from the edge of the cement wall as required by the engineer.

5.6 Bathymetric chart of Lac des Pins – This chart, established by the CRELA (Mr. Richard Carignan) is available at the municipality. The chart cannot, however change the classification of our dam.

6. Environment

6.1 Swimming water analysis – The president noted that she forgot to proceed with this item, but will take care of it in the coming days. Results will be posted on the bulletin board at the entry to the beach. Additionally, the next beach cleanup will be held on May 30, 2015.

7. Domaine Alpine Owner's Association website – The website, developed by Grace Bubeck, is quite simple and includes the following elements: the mission of the association, rules in French (the English version will be posted when translated), registration and dues payment forms, minutes of the annual assembly, annual letters, financial information, etc. Grace considers that it would also be interesting to collect pictures of the Domaine Alpine, being mindful, of course to not post people's pictures without permission. This website is informative, not interactive and can be found at www.domainealpine.ca. Odette Pinard requested photos and anecdotes about the beginning of the Domaine. She and Brigitte Cambon are both working on columns for the "Société d'histoire des Pays-d'en-Haut". Those who have information to share are requested to contact Francine Gagnon who will liaise with Odette.

8. Domaine Alpine summer party – Saturday August 9 at 6:00 pm at the beach
The summer party will be held on August 9. A beach party is also scheduled for July 19 or 26 depending on the weather. Last year this type of party covered all the summer disbursements. Mélanie Villemaire's projects include a salsa dancer and lessons at the beach party and the theme "When I was 18" for the August 9 summer party.

9. Miscellaneous

9.1 Translation of the general rules – The English version is not completed. Lilian Fortin will finish the translation with Christina Costy.

9.2 Plants and cuttings – It is important to exchange plants and cuttings as well as be mindful of the beach environment and the disappearance of butterflies and bees.

9.3 Mailboxes – Members were reminded to not discard papers and flyers at the mailboxes, but rather discard them at home. Additionally, they were requested to not leave bags containing dog feces at the mailboxes.

10. Elections – Gilles Rousseau was designated at election president. The following were elected by acclamation : Francine Gagnon, President; Marc Hervieux, Vice-President; Lise Bujold, Secretary; René Lavoie, Treasurer; Grace Bubeck (candidacy by letter of proxy), Donald Desabrais, Christina Costy and André Bouchard, as directors. Unanimously carried

11. Date of next general assembly – Marc Hervieux moved to hold the next annual meeting on June 27, 2015 at 10:30. Motion seconded by René Lavoie. Unanimously carried.

12. Adjournment – Marc Hervieux moved to adjourn at 3:30 pm. Motion seconded by Lise Bujold. Unanimously carried.

President

Secretary