



VCA Annual General Meeting – MINUTES

Proposed – to be approved at next Annual General Meeting - April 2023

Wednesday, April 20, 2022; 7:00 pm; via Zoom

1 – Welcome and Introduction

Mona Babin, President, welcomed attendees and guests mentioning that the meeting is being recorded and will be available on the website.

Mona overviewed the agenda noting that executive and committee reports had been posted on the website. These reports will not be read; however, questions can be asked of committee members present in the meeting.

Mona confirmed that the meeting follows VCA By-Laws:

Mona reviewed the requirements of proper notice and verified that the required notice was sent out. Judy was asked and verified that quorum was met.

Mona asked if any conflicts of interest existed. They did not.

2 - Approval of Agenda:

MOTION: It is recommended that the proposed Agenda be approved.

Moved by Heidi Brown and seconded by Lydia Kobylinski. Carried.

3 - Approval of minutes from AGM meeting of Apr. 21, 2021

MOTION: It is recommended that the MINUTES be approved

Moved by Bill Smelser and seconded by Pat Klotz. Carried.

4- Approval of VCA membership dues (Article II-a-ii):

MOTION: It is recommended that the current membership dues remain at \$30 per household for 2021 - 22.

Moved by Jim Mackay and seconded by Dale DesIslets. Carried.

5- Executive Reports:

President's Report

Mona asked if there were any questions or comments. None were made. Mona added that during "New Business" at the end of the meeting participants would be able to introduce new topics and ask questions. Also, Mona would update the coyote situation.

Vice-President's Report

Mona asked if there were any questions or comments. Ardeth added that the ravine tree planting would be on May 5th and called for up to 25 volunteers to sign up on the website link that will be posted.

Communication's Report

Mona asked if there were any questions or comments. None were made.

Treasurer's Report

Mona asked if there were any questions or comments. None were made.

Mona passed the floor to Joe Allevato to comment and make the following motions: Joe thanked Jim Wallace for his review of the books, invoices and bank statements.

**MOTION: It is recommended that the 2022-2023 budget be accepted as proposed
Moved by Joe Allevato and seconded by Pat Klotz.**

Discussion: Cindy Durdan asked if the golf cart fee donations made to the Liz Hawley fund were folded in to a \$2600 amount. Joe answered that that was the case.

Motion carried.

6- Committee reports and questions:

Village Round Table report – no questions

Holiday Decorating Committee report– no questions

Social Committee report– no questions

Heidi Brown added that the May 31st Sunset Social at Pilliteri Estates.

Membership and Loyalty Program report– no questions

Judy Huntington-Mackay added that the delivery of membership cards would be taking place soon and to get in touch with her by email if they would not be home.

Gardening Committee report– no questions

Mona reminded everyone of the Village Architectural Codes requirements and that in selling, buyers' lawyers are requesting a Certificate of Compliance.

7-Elections: Vice-President, Treasurer and Recording Officer

Mona called on Ardeth Staz. Ardeth summarized the Nomination Committee's groundwork.

Three positions are available for nomination: Vice President, Recording Secretary and Treasurer. Ardeth Staz will put her name in for Vice President as will Joe Allevato for Treasurer. There is no one nominated for Recording Officer. She called for nominations for this and other executive positions. No further nominations were put forth.

Ardeth pronounced the acclamation of herself as Vice President and Joe Allevato as Treasurer.

8-Introduction of new Executive Board

Mona introduced the 2022-2023 Executive.

9-Presentation of proposed amendments to VCA By-Laws

The proposed amendments to VCA By Laws be accepted as proposed, include the addition of a non-voting category to allow persons renting in The Village to become members of the VCA; and that the membership fees be established at the October General Meeting, so that they may be decided before the membership renewal date in the spring. In part, the amendments are as follows:

- i. To be eligible for non-voting membership in the Association, a person must be at least eighteen (18) years of age and must LEASE (MINIMUM 1 YEAR LEASE) AND LIVE IN a property located in the area of Niagara-on-the-Lake (“NOTL”) known as “The Village...
- ii. The amount of the dues shall be proposed by the Executive Board and approved at the October General Meeting by a minimum of fifty percent (50%) plus one (1 member) of the membership present (or by proxy)....
- iii. Confirmation of dues for the next membership year as established at the October General Meeting;

**MOTION: It is recommended that the By-Law changes be accepted as proposed
Moved by Judy Huntington-Mackay and seconded by Larry Duncan.**

Discussion:

Question: Are we changing from a community organization to a home owners’ association?

Mona answered that for up to 20 years previous our by-laws were written based on ownership. With more renters in the makeup of the Village we require some by-law changes in order to welcome these folks into our association.

Question: Why can’t the non-owners vote?

Ardeth: We could end up with multiple votes per household if the renter and the owner could both vote. We want to recognize those living here and at the same time the property owners. Short term residents may not have the same vision of the Village as property owners.

Judy: Many of the motions we vote on are minor items however there are some that could affect the longer term property value. Renters should be able to have the advantages of our association such as loyalty discounts and social events.

Mona: The wording of by-laws takes much discussion. We will update the membership form to include everyone.

The motion was approved.

8. New Business:

Mona spoke of the variety of upcoming events which are listed on the VCA website.

Mona updated the coyote situation and encouraged folks to subscribe to the VCA Newsletter.

Mona spoke of the proposed height change for the hotel proposal by John Hawley. The hotel will not be taller than originally planned.

9-Meeting adjournment

Mona thanked the meeting organizers and called for a motion to adjourn.

MOTION: It is recommended that the 2022 AGM be adjourned.

Moved by Cindy Durdan and seconded by Heidi Brown. Carried.