

Village Community Association Annual General Meeting April 15, 2026



The Hare Winery

Proposed Minutes -To be approved at next Annual General Meeting - April 2027

1 – Welcome and Introduction

Ardeth opened the meeting with the call to order and reviewed the meeting rules and the voting process.

2 – Approval of Agenda

Ardeth reviewed the agenda via PowerPoint.

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

Moved by Peter Blanchett. Seconded by Nicholas Pollice. All in favour. None opposed. Carried.

3 – Approval of Minutes from AGM of April 17, 2025

MOTION: It is recommended that the proposed Minutes from the 2025 AGM be approved.

Moved by Mark Brown. Seconded Mona Babin. All in favour. None opposed. Carried.

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4 – Executive Reports

President's Report – Ardeth Staz

- **VCA Facebook page:** We now have 90 members who have joined but they are a very quiet bunch! We encourage everyone to 'like' or post more. We want to keep this site informative, helpful to Village residents and positive. With this in mind, we have been reluctant to post messages that are strongly political instead of neutral. With an election coming up this fall, we are looking for your feedback about what you think about us allowing political messages. We would also appreciate any other feedback on our site.
- **Welcoming new additions to the Commons:** When a new business or organization moves into The Village, as President, I have been delivering a welcome note and introducing myself. So, I was happy to welcome Lindsey and her Foodland staff, to have talked to LoveBee Products owners who will move in soon, and to contact the franchise owners of Oliv. I will continue to represent the VCA in this delightful task!
- **Loyalty Partner Showcase on April 23:** Carol Lake and I have been organizing this showcase and are pleased to have 12 of our Loyalty Partners participating. There will also be a few presentations for you to choose from. We also have several door prizes draw names from those who attend. Although this event is not open to the general public, Village residents are welcome to bring a non-resident friend! Come visit with our new partners and learn more about their business and products or services.
- **New Membership Lead:** We are very pleased to welcome Jackie Gane to the role of membership lead. We are very thankful to Judy Huntington-Mckay who served the VCA so well over the past 5+ years, bringing our numbers up to all-time highs. Jackie is already bringing new ideas to the role, as you will have seen by the new signs reminding residents to support the VCA. We will continue with ideas from last year's focus group to try to find ways to engage more residents.
- **Ravine Clean-up:** Upon our request, the Niagara Peninsula Conservation Authority has done a clean-up of the pathway in the Ravine, removing 'surprises' that spring had uncovered. While we would have liked more trimming and branch removal, we are happy to have the pathway and edges tidier and safer to walk on.
- **Last of the Focus Group Action Items:**

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- The Executive have been working on several items since last spring:
 - Monthly coffee meetings at the Community Centre have attracted small but fun groups, including new residents which was the idea behind these gatherings. Please join us whether you are new or not!
- The Executive has not yet implemented the following:
 - Convene groups with like interests, such as walking, biking or in future, wine or scotch tasting. Perhaps include board or card game nights during long winter nights.
 - Connect residents who need help with those who can provide it – eg. Pet walking/sitting, rides to appointments, grocery or other pick-up, computer help.
- Many thanks to the Executive and committee leads for your dedication to The Village and to the VCA, and for supporting me as president.

Vice President's Report – Carol Perrin

Wildlife in The Village

- There have been no reported adverse interactions with Coyotes in The Village for several years now. There continue to be occasional sightings, which are to be expected. Recently, there have been reports of racoon sightings as well. We know that our community will always play host to a multitude of wildlife. To this end, we ask that you continue to be vigilant with keeping food sources at bay, and garbage bins well secured. We have been using our Facebook page to keep residents on alert when there are sightings that seem to fall out of the norm.

Additional Report during the executive nomination section

Communications Director's Report – Sue Henry

As reported.

Newsletter:

- The free newsletter software we have been using for the past several years has revised their services and set limits on the number of emails sent per month. This may require that we will need to upgrade and pay for a subscription. Cost would be about \$500 per year.
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- Currently we have a mailing list of over 400 emails. (It goes to all residents – VCA Members and non-members.) We send out between 40 and 50 emails each year to Village residents and others.
- They have also revised their tracking services so I can no longer provide a comparable open rate. Previous years our open rate averaged about 80%, which is excellent. I estimate this year's numbers are likely similar.
- We had 42 Newsletters for this period between April 2025 to March 2026. This is less than last year with 54 for the same period.

Web Traffic

- The number of visitors to the website have remained largely unchanged from last year. However, we have seen a dramatic drop in page views. (Same number of people coming but they are looking at fewer pages each time they come.) Any suggestions on why this might be? We are getting better at organizing data. Quicker at finding it? Or are bored more quickly? Any suggestions on why this might be are welcome.
- This summary of each month shows the number of visitors, the number of pages viewed, the top viewed pages and the number of newsletters.

Treasurer's Report – Joe Allevato

As reported:

- We continue to be in good standing with unencumbered funds of \$10,472.
- Membership covers – storage of holiday decorations, insurance (executive and liability), flowers, communications – website fees.
- The social committee makes money for the events to cover the events.

Motion: It is recommended that the 2026-2027 budget be accepted as proposed.

Moved By: Joe Allevato. Seconded by Luba Fraser. All in favour. None opposed. Carried

- Confirmation that our Membership dues will remain at \$30/household as approved at the General Meeting of October 2025
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- Joe will be stepping down as Treasurer. Ardeth and Carol thanked him on behalf of the VCA for his strong support over the past 6 years.

5 – Committee Reports

Holiday Decorating – Dale Deslslets – Reported by Ardeth Staz

As reported.

- Every Holiday decorating season brings its challenges and opportunities, and this year was no exception.
- About a year ago, in April 2025, the company in Virgil where we have stored all our decorations for years in 2 rented lockers, advised that they were increasing our total annual rent by about 50%. This was unacceptable, so we began looking for an alternative. We were relieved to find Kent Farms in St. David's, at an annual cost only \$100 more than previously. The owner, Paul Kent, was very helpful during our search for space and move, allowing us to use one of his trucks to transfer all our materials, sleigh and reindeer herd at no cost.
- Our actual rent expense for '25/26 is about \$450 more than budget because the previous rent charges began in January and we didn't move to the new storage site until April. The new rent period runs for 12 months beginning April 2025.
- Another change was the loss of a local property maintenance company whose owner charged us to move 2 loads of decorations on his truck from our locker to the Village each November and move everything back at the end of the season. He also decorated 5 of the taller trees (which our volunteer teams weren't able to reach) including putting the big star on the main tree in Dietsch park. Basically, he felt his knees couldn't take the strain of our work in addition to his main services. This loss came as we prepared to move to the new locker, but-as noted above- Kent Farms saved the day at no cost.
- We then needed to find help decorating the taller trees, so I asked the Town's Parks management if they could recommend someone with a bucket truck to do this in future. They suggested a company called SafeTree which does tree trimming and repair work for a number of municipalities in the region. They offered to help put up and remove the lights this season on a trial basis, and since their bucket reach allowed the lights to go higher and more extensively, I hope we can make an arrangement to continue in future years.

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- So, though the challenge was quickly finding a new source to help transport and decorate, the opportunity emerged that work might cost somewhat less and provide a better, brighter experience for the neighbourhood henceforth.
- The final challenge, of course, was the weather this year. Decorating in early November went well and the weather cooperated, giving our volunteer teams mainly clear, mild and dry conditions. Tear-down in January was another matter as the snow and cold hit, delaying removal of some of the final decorations for weeks.
- Once again, it was great to see that many residents followed our decorating lead and added lights and decorations to their own properties. Thanks for that.
- As always, I would like to thank the volunteers who took the time during a busy season to help decorate the neighbourhood. Your work is admired and appreciated by all.

Gardening- “Secret” Gardener – Reported by Ardeth Staz

As reported.

- I’m sure we are all very happy to see spring after such a long cold and snowy winter! The tulip bulbs we replanted last fall seem to have survived and are popping up all over The Village, adding colour in new locations.
- We have several new volunteers this year to assist our Secret Gardener so we are thinking about where we might put in additional flowers this year to add to the beauty of The Village.
- As always, we are thankful to our Secret Gardener who is our lead and contact with the Town for acquiring plants each year.
- With our new volunteers, it will be ‘many hands make light work’ and Weeds Beware!!

Social- Lindy van der Wagen (Reported by Carol Perrin)

As reported.

- As the 2025 VCA social calendar wraps up, the VCA Social Committee would like to express sincere appreciation to Nancy Bailey and Jeanette Murdoch for their outstanding contributions during their time as committee members. Their commitment will be greatly missed.
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- At the same time, we are delighted to welcome Rhonda Marquis and Steven Lynch as the newest members of the VCA Social Committee. Both bring fresh perspectives and new ideas. Since joining, Rhonda and Steven have already been actively involved in planning and organizing this year's events, and their enthusiasm is evident.
- The Social Committee remains committed to bringing neighbors together and fostering a sense of community spirit. Whether you are a longtime resident or new to The Village, we encourage everyone to get involved, share ideas, and participate in our social gatherings.

Upcoming events:

May 28 – Pilliteri Sunset Social

June 13 – Community Garage Sale

September 9 – Golf Tournament

October 31 – Hallowe'en Give and Get

November 29 – Holiday Lighting

TBA – discussions around Christmas social and Winter mix and mingle.

Membership – Jackie Gane

As reported.

- We succeeded in growing our Membership for Year Ending April 30, 2026
- YE 2026 was another very successful year for membership, with a record number of 187 members! Our goal is to maintain and hopefully grow our membership numbers, so we can continue to offer membership for only \$30/household.
- A big thank you to everyone who has renewed.

2026-2027 Membership Drive

- Please help the Membership Committee meet its target of 170 (and the Membership Committee's personal goal of 187). Thank you.

Loyalty Partners

- Thanks to Carol Lake for coordinating the Loyalty Partners for the upcoming year. You'll see on the web that we have separated those businesses that offer "all resident" discounts from our
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“VCA Loyalty Partners”. This gives us a better opportunity to advertise and promote those Loyalty Partners on a regular basis.

- Big thanks to Carol who brought in several new Loyalty Partners!
- We will be holding a Loyalty Partner Showcase on April 23 from 10:30 am to 1:30 pm at the Community Centre. Come and meet some of our new partners and be eligible for one of our amazing door prizes!

Welcome Packages and Ambassadors

- Welcome to all our new residents! During YE 2026, our ambassadors handed out 23 Welcome Packages. Our Ambassadors continue to deliver the Welcome Packages containing a jar of locally made jam, information about the VCA, and coupons for wine tastings to any new residents.
- We are proud to say that this is our sixth year with almost the same dedicated group of Welcome/Membership Ambassadors.
- New residents Emma and Al Balsas have replaced Sharon Peter who will be moving soon. A big thank you to Sharon for her service as an Ambassador.

6 – Update from The Village developer, Adam Hawley

- 1. Annual reminder to follow the Architectural Codes for the exterior of the houses – link on their website and to check before doing any exterior changes -**
<https://www.thevillagenotl.org/codes>
 - 2. Review of the Development Map and Construction update**
 - Working closely with an amazing team – the grand openings will be sometime in summer of 2026 vs May 2026. Big thank you to the great team and great trades working on the project
 - Hotel is moving along - sometime in June will be ready for staff training and will open to public mid summer –it will include the restaurant and lobby bar and rooftop terrace
 - The tenanting is going well but not fully occupied. The more they finish the project the more interest they get from potential tenants. Some are waiting for more completion
 - Foodland is open and feedback has been positive
 - Regarding the other units that share a building with Foodland – are getting ready for tenants and the spaces are almost fully leased
 - Some upcoming stores/services:
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- Aperitivo will be on the corner by Foodland
- Lovebee, a chocolatier, florist, Oliv Tasting Room
- Other building in front of hotel will open later in the year with some restaurants – Fried Chicken, UPS store, and likely some personal services – salons, Jewellers, clothing
- Another single story retail building beside the new Right In Right Out entrance from Niagara Stone Road will be constructed later
- The extended stays suites that are part of the hotel will be 2 bedrooms with a kitchenette
- Centre for the Performing Arts will be constructed once others are finished
- Landscaping on Perez – will have boulevard trees, grass, and other landscaping. Openings will be filled with vines
- The “square” construction will start next week
- Soft landscaping for some of the road will hope to be completed by mid May
- By July we should see a number of businesses open

Questions from the attendees:

Q. Will residents get a “pre” tour through hotel? There are concerns from residents on Perez to see if guests in the extended stay can look in their windows?

A. Will make it happen if possible – and once it stops being a construction zone – they will look at how to make that happen.

Q. Will there be patios?

A. Yes, Outdoor patios will be encouraged by restaurants

Q. Entrance from GVD to Shoppers is a weird entrance – will there be any change?

A. There will be another entrance off Niagara Stone which should relieve pressure at the light

Q. Will there be charging for EV Cars ?

A. They are looking at fast charging for EV Cars

Q. Beyond retail will there be other tenants?

A. Yes, there are talks around having more medical, other professional etc in the space

Q. Is there a plan for a side walk on Stone Road?

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A. It is a town space and would need them to approve – there seems to be interest for shared pathway– may be a future project

Q. What about the Saturday Market?

A. It will continue but the location will change to the Square area in front of the hotel – should be ready for mid-May in time for a Market start date of May 23rd.

Q. What about the Food Trucks?

A. No plan at this time – it can't return in the same form due to impact on parking etc. We may have land for the event but not the parking at this time

Q. Has there been any feedback from Foodland?

A. Foodland thought it was a great opening and will continue to use their metrics to support the community

7 –Elections of Vice President, Recording Officer and Treasurer

Presented by Carol Perrin, Vice President

Carol briefly talked about the nomination process and thanked the Nomination Committee headed by Carol Perrin, Jim Filyer and Susan Wery

Nomination for Vice President: Carol Perrin, incumbent

Nomination for Recording Officer: Susan Wery, incumbent

Nomination for Treasurer - John Watson

Carol asked three times if there were any other nominations for any of the three positions. There were none.

Carol then stated that by acclamation the Vice - President, Treasurer and Recording are elected.

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The new Executive Board 2024-2025 was introduced.

President- Ardeth Staz

Vice President – Carol Perrin

Treasurer – John Watson

Communications – Sue Henry

Recording Officer – Susan Wery

Membership Coordinator – Jackie Gane

Social Committee – Lindy van der Wagen

8 – New Business

No new business

9 – Meeting Adjournment

Meeting adjourned – moved by Mark Brown. Seconded by Bill Smelser. All in favour. None opposed. Carried.

MOTION: That the AGM Adjourned