



Sonoma Pines Homeowners Management Ltd.

Minutes for Special Board Meeting

Sunday - March 14, 2021

Location: Clubhouse – 3999 Sonoma Pines Drive

In attendance: Lloyd Searcy, David Reid, Gary Sears, Murray Reiter and Malcolm Metcalfe; Charlie Milazzo and Bob Bassett Ex Officio Officers.

1) The meeting was called to Order at 10:00 am

2) Finalize agenda

3) Approval of 2021 Garbage Contract

The Board reviewed the proposed contract from Waste Connections which is a seven-year contract starting at \$14.00 per month with a 2% escalator. The company shall provide a 35-gallon garbage container and a 65-gallon recycling container as part of the contract. The Board approved the contract subject to the approval of the annual budget.

Motion: That SPHM Ltd. enter into a seven-year contract with Waste Connections subject to approval of the annual budget.

Moved by Lloyd Searcy, seconded by Malcolm Metcalfe. Motion carried unanimously.

4) Approval of 2021/2022 Budget

The Board reviewed the 2021/2022 Annual Budget which includes a \$4.03 increase in the monthly fees for all owners.

Motion: That the 2021/2022 Annual Budget be approved as presented.

Moved by Murray Reiter, seconded by Dave Reid. Motion carried unanimously.

5) Approval of April 15, 2021 AGM Agenda and Package

The Board reviewed the 2021 Annual General Meeting Package and approved it for distribution. Town Hall meetings will be held on Wednesday, March 17th at 7PM and Thursday, March 18th at 10AM and 1PM by Zoom.

Motion: That the 2021 Annual General Meeting be held on Thursday, April 15th at 11:00AM in the Clubhouse by Restricted Proxy.

Moved by Lloyd Searcy, seconded by Malcolm Metcalfe. Motion carried unanimously.

6) RV Lot Rental Rates for 2021

The Board reviewed a proposal by Murray Reiter to harmonize rental rates between the upper and lower lots over a period of years. The new rate structure will be effective on April and will reflect an increase of approximately 15% in the current year inclusive of the GST.

7) Alteration Request – 2151 Talavera Place

Application was approved

Alteration Request – 2152 Talavera Place

Application was denied due to safety concerns

Alteration Request – 2385 Mesa Vista Place

Application was denied, the owner will be asked to bring forward an application that is consistent with community standards.

Alteration Request – 4143 Solana Place

Application was approved for two privacy arbors conforming to existing community standards with five-foot lattice.

Adjournment – 12:25 PM