



## IMPORTANT INFORMATION UPDATE YOUR ACTION MAY BE REQUIRED

RESULTS OF ANNUAL GENERAL MEETING – OCT. 15, 2014

### **PLEASE REVIEW AND ADVISE IF DISAGREEMENT ON KEY DECISIONS**

The following key decisions were reached at the general meeting which was held with 14 of 60 owners. This fell short of quorum by 4 owners. As a result this special notice is being sent to each unit. Owners, or their proxy, have 21 days or until November 19, 2014 to voice any disagreement with decisions reached. In compliance with our Co-Tenancy Agreement requiring quorum for annual general meetings, decisions will stand as noted below unless 10 or more owners (or proxy designates) advise of disagreement via email to [huntclubgables@hotmail.com](mailto:huntclubgables@hotmail.com) on or before November 19, 2014. Owners can designate a proxy representative (including a tenant) if they formally advise the Co-Tenancy Committee via email as to who the proxy designate is and include the owner's phone # for follow-up to confirm the information as well as the designated proxy's email address.

#### **KEY DECISIONS REACHED AT MEETING OF OCTOBER 15, 2014**

- a) Snow removal: The same contractor as last year will be retained but the Committee has established a formal service level agreement covering timelines and snowfall thresholds for street clearing, driveway clearing, de-icing or sanding / use of small gravel stones on streets and driveways, and snow removal.
- b) Trees: Committee will undertake continued treatment of ash trees, removal and replacement designated damaged ash trees, undertake review and problem eradication of other trees infected with small gnats that become a significant problem in the fall, and pruning of trees in fall/winter at request of owners. Owners who wish pruning to take place of trees on their property should email the committee with their request at [huntclubgables@hotmail.com](mailto:huntclubgables@hotmail.com).
- c) Graffiti tags on perimeter fences of co-tenancy: Agreement that this will be managed by the Co-Tenancy Committee if the Committee is notified within 7 days of receipt of the City's notice of infraction. Notification to the Committee can be in person or via email ([huntclubgables@hotmail.com](mailto:huntclubgables@hotmail.com)). Failure to do so can result, at the sole discretion of the Co-tenancy Committee, in the owner being fully responsible for the fence.
- d) 2015 Budget: Was approved. It is posted to our web site for review.
- e) Election of Co-Tenancy Committee: There was no election. All three positions were acclaimed for one year and remain unchanged (D. Berty, J. Clinch, and J. Mathews).

#### **HUNT CLUB GABLES CO-TENANCY COMMITTEE**

- Dan Berty / Treasurer – 77 Silverlace
- Jennifer Clinch - 72 Silverlace
- Jonathan Mathews / Operations Manager - 21 Heartleaf

**REMEMBER TO LOCK YOUR VEHICLE'S DOORS** – At least one neighbor had their vehicle entered and belongings stolen!

#### **SNOW REMOVAL**

Reminder –please have guests remove cars from visitor parking while snow clearing operations are underway. This will help keep our visitor parking areas clear during the winter.



#### **VISIT:**

<http://huntclubgables.weebly.com/>

#### **CO-TENANCY CHEQUES REMINDER – DUE BY JANUARY 7, 2015**

- \$70 / month dated the 1st of the month made out too "Hunt Club Gables Co-tenancy". Please indicate your address on the cheque.
- Can be dropped off at 77 Silverlace Pvt or 21 Heartleaf Pvt.