

**CAMERON HEIGHTS  
HOME OWNERS ASSOCIATION  
SPECIAL MEETING**

**Wednesday, April 17, 2019  
River West Christian Church  
7:30pm**

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**Meeting Minutes**

**Meeting called to Order and Established Quorum at 7:40pm**

- 1) The election of the Chairman of the meeting

Harry Mulder made a motion for Candace Christman to Chair the meeting. It was seconded by Cathy Vanstone. Over 75% in favour. Motion carried.

- 2) Election of Secretary of the meeting

Candace Christman made a motion for Alanna Bencharsky to act as secretary of the meeting. It was seconded by Cathy Vanstone. Over 75% in favour. Motion carried.

- 3) Introduction and Housekeeping;

-to go over the Cameron Heights HOA Special Meeting regarding Bylaws and Schedule A amendments. Follow ups from February 6<sup>th</sup>, 2019 Special Meeting where 2 of 3 resolutions were postponed after debate.

-Resolutions were revised from member comments on February 6, 2019 and are being presented to vote after careful consideration of long term community needs, community input and outside professional advice.

-Minutes from the February 6<sup>th</sup>, 2019 Special Meeting were mailed out to each homeowner in Cameron Heights and can be found on the community website.

-Meeting is strictly focused on the intent, reasoning and subsequent vote for approval of each of the proposed bylaw amendments. The special meeting is scheduled for one hour.

-Participants encouraged to abide by the agenda.

-Zero tolerance for rude behaviour

- Please stand at the podium to ask questions/state comments. Please respect time and try to keep individual comments to 3 minutes.

4) Proof of Special Meeting notice

Candace Christman made a motion to approve the Proof of Special Meeting notice that was mailed out previously to homeowners as per Bylaws; It was seconded by Cathy Vanstone. Over 75% in favour. Motion carried.

Adoption of Minutes of Special Meeting of February 6, 2019; A motion was made to approve. It was seconded by Cathy Vanstone. Over 75% in favour. Motion carried.

5) Special Resolution #1 – Discussion and Vote

Bylaw 2.03 Review and motion to approve;

BE IT RESOLVED as a Special Resolution of the CAMERON HEIGHTS HOMEOWNERS ASSOCIATION that the Bylaws of the association be and they are hereby amended as follows;

1. That the Bylaws of the Society be and they are hereby amended as follows;
  - a. By deleting the last sentence of Bylaw 2.03 and inserting in place thereof the following:

“Alternatively, notice may be given by email to a member’s email address if the member has authorized the notices to be given by email”

- b. By deleting the last sentence of Bylaw 3.02 b. and inserting in place thereof the following;

“Notices may be given in the manner set out in Bylaw 2.03”

- c. By adding to the end of each of clauses (v) and (vi) of Bylaw 4.02 the words “as amended from time to time”

- d. By deleting the first sentence of Bylaw 14.01 and inserting in place thereof the following:

“Notices to Members may be given in the manner set out in Bylaw 2.03”

2. That the officers of the Society shall record these amendments at the corporate registry and in the Society’s minute book.

A motion was made to approve the Special Resolution by Candace Christman. It was seconded by Cathy Vanstone. Opened to the floor for discussion.

There was a vote. Over 75% in favour. Motion carried.

6) Special Resolution #2 – Discussion and Vote

**BE IT RESOLVED** as a Special Resolution of the CAMERON HEIGHTS HOMEOWNERS ASSOCIATION that the Bylaws of the association be and they are hereby amended as follows:

1. By amending Article 2.01 (a) of the Bylaws of the Association by inserting the words “or Commercial Land” immediately after the words “or Multi-Family Land” in line 11 of Article 2.01 (a).

2. By amending the first Schedule A annexed to the Bylaws (entitled “Restrictive Covenant, Easement and Encumbrance Agreement”) as follows:

2.1. By inserting therein new definitions as follows:

“1.4 A “Commercial Land” means a lot or parcel developed for commercial or retail use.

1.4 B “Commercial Land Factor” means three (3) for each lot or parcel of Commercial Land.”

2.2. By inserting in Section 1.15 of Schedule A in the third line after the words “Multi-Family Land” the words “or Commercial Land”.

2.3. By deleting Section 1.16 of Schedule A and inserting in its place the following:

“1.16 Rent Charge Proportion” means:

1.16.1 as to all Subdivided Lots, the fraction equal to one (1) divided by the Rent Charge Subdivision Factor; and

1.16.2 as to each Commercial Land lot or parcel, a fraction equal to the Commercial Land Factor divided by the Rent Charge Subdivision Factor; and

1.16.3 as to the Multi-Family Land, the fraction equal to the Multi-Family Land Factor divided by the Rent Charge Subdivision Factor.”

2.4. By deleting Section 1.17 of Schedule A and inserting in its place the following:

1.17 “Rent charge Subdivision Factor” means the aggregate of:

1.17.1 the number of Subdivided Lots from time to time situate within the Cameron Heights Subdivision; plus

1.17.2 the total number of the Commercial Land Factors for all Commercial Land situated from time to time within the Cameron Heights Subdivision; plus

1.17.3 the total of all of the Multi Family Land Factors for all Multi-Family Lands situated from time to time within the Cameron Heights Subdivision.”

2.5. By adding at the end of Section 3.1.2.1.2 of Schedule A, before the semi-colon, the words “or Commercial Land” and by inserting into the last line of Section 3.1.2.1 after the word “Lot” the words “or Commercial Land lot or parcel”.

2.6. By inserting into Section 4.1 of Schedule A in the second line, after the words “Multi-Family Land” the words “or Commercial Land”;

2.7. By deleting Section 4.3 of Schedule A and replacing it with the following:

“4.3 Notwithstanding paragraph 4.2 hereof, the Rent Charge for a Subdivided Lot or any Multi-Family Land or any Commercial Land shall not exceed the maximum of:

(a) For a Subdivided Lot, the maximum equal to the sum of Two Hundred and Forty (\$240.00) Dollars plus five (5%) per cent of such sum for each and every year from and after the year 2018 (such \$240.00 plus the applicable five (5%) per cent increase factor being hereinafter together called the “Unit Sum”) per annum; and

(b) For any Commercial Land a maximum per annum calculated by multiplying the Unit Sum by the Commercial Land Factor; and

(c) For any Multi-Family Land, a maximum per annum calculated by multiplying the Unit Sum by the Multi-Family Land Factor;

unless authorized by a special resolution of the Homeowners Association.”

BE IT FURTHER RESOLVED as a Special Resolution of the CAMERON HEIGHTS HOMEOWNERS ASSOCIATION that the maximum Rent Charge applicable to each Subdivided Lot and Multi-family Land be and the same is, from and including in calendar year 2019, the Unit Sum per Subdivided Lot and per residential unit within or permitted in each Multi Family Land parcel; and that the maximum Rent Charge applicable to Commercial Land be and the same is, from and including in calendar year 2019, increased to the Unit Sum multiplied by the Commercial Land Factor per Commercial Land lot or parcel.

BE IT FURTHER HEREBY RESOLVED that the Rent Charge amount per Subdivided Lot and per residential unit in each Multi Family Land parcel for the calendar year 2019 be and the same is hereby set at \$ 240 , and for each Commercial Land lot or parcel for the calendar year 2019 be and the same is hereby set at \$ 720 .

A motion was made to approve the Special Resolution by E. Mirth. It was seconded by Cathy Vanstone. Opened to the floor for discussion.

There was a vote. Over 75% in favour. Motion carried.

7) Adjournment; 9:03pm