

**Beechwood South Homeowner's Association**  
**Annual Fall General Meeting Minutes**  
**November 28<sup>th</sup>, 2006**

Present: Tim Clancy, Don Nightingale, Larry Smith, Alex Murray, Megan Wood, Gary Allan, Carolyn Forler

Regrets: Frank Leung, Howard Aiken

Members present : 26 members

**Welcome:** Tim Clancy as vice-president chaired the meeting in Frank Leung's absence and welcomed all members to the Granite Club for the fall general meeting. Meeting called to order at 7:40p.m. Alex Murray moved to accept the minutes of the Spring General Meeting as circulated. H. Nassau seconded.

**Roundtable Reports:**

**President:** Nothing to report.

**Vice-president:** Nothing to report.

**Pool: Gary Allan**

Gary reported on a successful summer with positive reports on the staff. Appeared that there was better participation with more younger children. Good participation at the teen nights. Expecting 2007 summer to be much the same as 2006 with regards to scheduling, activities and staff. Gary will be starting to do hiring in early 2007.

**Social: Megan Wood**

Garage sale will be held weekend after the long weekend in May 2007. Pool opening BBQ was not well attended perhaps due to poor advertising. Next year they will have the pool BBQ the Thursday following opening of the pool. Beechwood Park (Shakespeare Dr.) have invited our association to join their Easter Egg Hunt and Community Fire Works next year. Will advertise well in advance of the events. Need Santa to replace previous Santa who moved away. No final summer BBQ was held this year.

**Maintenance: Larry Smith**

Larry reported that few major projects were completed this season due to lack of manpower. Have decided to contract out for the following projects:

1. Shed at side of pool building to store the tennis and pool supplies.
2. Permanent shade structure.
3. Gates on tennis courts in need of repair.

There was discussion regarding recent vandalism at the pool with a neighbour witnessing a fire on the tennis courts. One neighbour agreed to call Ron Paling, Centennial School principal to alert drive by security of this occurrence and inform of need to be aware of situations within this community of suspicious behaviour.

**Tennis: Alex Murray**

Alex reported on a successful year with Drew Owen, a certified tennis instructor from Waterloo Tennis Club. He is hoping he will be available to return next year as he was well received. Swain VanCamp organized the senior tennis social nights. Alex is recommending resurfacing particularly on Court II. It was last done 7 years ago. He proposed installation of water fountain to the courts.

**Treasurer: David Rose**

David circulated budget proposal for 2007 and results of 2006 and discussed all items shown. Member fees remain unchanged for 2007 at \$235.00 . Salaries were less than projected due to new staff with lower salaries this year. The summer subsidy was received through Lutherwood at \$3174.00 . Regular expenses expected for the pool maintenance this year in addition to a new pool cover and water heater. He highlighted expenditures proposed for next year under capital and affordability of same in that it will essentially be using surplus accrued over the past three years. We continue to have \$30,000 in cash and \$10,000 in GIC remaining. One member requested that pool shed be painted. Gary Allan motioned to approve treasurer's report as circulated. Mary Nightingale seconded.

**Presentation: Tom Jutzi**

Tim Clancy introduced guest speaker Tom Jutzi , a BSHA member who has been researching the Covenant Information. The Covenant runs Jan 1/74 to Jan 1/2014 so we are 7 years from expiry. He presented that Beechwood II is currently going before the council this year and feels that the covenant renewal issues may be resolved by the time our covenant expires. He discussed the Covenant, and Options for Beechwood South and notes are enclosed.

Tim Clancy thanked Tom for his extensive research and information provided for members regarding the Covenant.

**New Business:**

**Elections:** Maintenance and Tennis Positions are vacant as Larry Smith, Howard Aiken and Alex Murray have completed their terms. No candidates came forward tonight to fill these positions. If anyone is interested please contact Frank Leung.

Other: Frank Zorzitto raised questions regarding rental properties on the increase in the community. Tom spoke to the question stating that without a licence a homeowner can bring in 3 students if owner lives in the house. If you have a licence, you can have 4-5 students rent property. One in five houses can be rental properties.

**Adjournment:**

Tim Clancy adjourned the meeting at 9:20 p.m.

- Encl. 1.Member list.  
2. Tom Jutzi notes on Restrictive Covenants