

**MINUTES**  
**ANNUAL GENERAL MEETING**  
**GRAYDON HILL HOMEOWNERS ASSOCIATION (the “HOA”)**

**Date:** Sunday, July 28<sup>th</sup>, 2024 **Time:** 2:30PM  
**Location:** Beulah Alliance Church Southwest Campus

**1) Welcome and Registration**

Board Members Present: [Alex](#), [Ardan](#), [Dan](#), [Raheel](#), [Samar](#), [Oscar](#)  
Households (Non-Board members) Present: 8

**2) Call to Order**

Time: [2:32PM](#)

**3) President’s Message**

[Financials covered today are May 2023 to April 2024.](#)

**4) 2023 Year End Financial Review**

[Move to Accept the Graydon Hill Homeowners Association Financial Statements for the Period Ended April 30, 2024 and the Independent Practitioner’s Review to the Members.](#)

[Moved. Seconded. All in favor. None opposed. Carried.](#)

**5) Election of the 2024 Auditor**

[Move to appoint Yaremchuk & Annicchiarico LLP Chartered Accountants as independent practitioners for the May 1, 2024 to April 30, 2025 financial period of the Graydon Hill Homeowners Association.](#)

[Moved. Seconded. All in favor. Carried.](#)

**6) 2024-25 Goals**

- a) [Aim for Balanced Budget, Small Surplus](#)
- b) [Invest our savings \(GIC, savings accounts, etc.\)](#)
- c) [Preserve Capital for future Neighbourhood Priorities \(two new entrances per Heritage Valley Neighbourhood 14 NASP; Graydon Hill Blvd and Graydon Hill Link\)](#)
- d) [Look at management company for the HOA](#)
  - o [Board turnover poses risk of losing the continuity of knowledge. Having a management company would help mitigate that risk and also have someone able to dedicate time for administrative tasks such as responding to emails](#)
- e) [Collect on past-due accounts](#)

**7) Election of Directors**

Move to appoint the following Graydon Hill Homeowners in good standing as the 2024-2025 Board of Directors (9 total):

- Alex Pike
- Ardan Burton
- Dan Nordin
- Oscar Lam
- Raheel Virani
- Abhinav Kalia
- Sasiri Bandara
- Brandon Liedke
- Michal Kujawa

Moved. Seconded. All in favor. Carried.

**8) Adjournment**

3:41PM

Date Approved: 08/12/2024  
(MM/DD/YYYY)

Signature:  \_\_\_\_\_

Signature: \_\_\_\_\_