Creemore Area
Residents' Association

Minutes of CARA AGM, held at The Station on the Green, June 18, 2022, at 9:30 am

Greg Young chaired the meeting, which began at 9:36 a.m. About 27 CARA members and members of the public were present. Greg welcomed everyone and outlined how the meeting would proceed.

1. **Notice given:** The secretary, Valerie Dyer, confirmed that statutory notice of this meeting had been duly given by mailing the notice of the AGM to the current CARA members on May 30 and 31, by an email blast to current and former members and by placing tow ads in The Echo. Notice was duly given. Many thanks to Tony Fry and his grandchildren for doing the mailing!

2. **2021 AGM Minutes:** These are posted on our website, and copies were available at the door. Val Dyer moved that the meeting dispense with reading minutes and accept the 2021 AGM minutes. Seconded by Bill Mann. Passed.

3. **Treasurer's report** – Tony Fry reminded everyone of CARA's Mission Statement. He then presented the 2021 financial report. CARA's 2021 financial statements were prepared by Ramona Greer. Major expenses and donations ($4159.81) were reviewed. Income is from membership fees and donations. Net ordinary income for the 2021 FY was $711.16. Bill Mann made a motion to receive the 2021 financial statements; seconded by Stu Lazier. Passed.

4. **Election of Directors:** Valerie gave a report as Nominating Committee Chair. Names of those nominated as directors for 2022 are: Valerie Dyer, Tony Fry, Bill Mann, Keith Boulter, Rene Petitjean, and Greg Young. Valerie asked for other nominations from the floor. None received. Moved by: Greg Young, seconded by: Bill Mann, that the nominees be elected as Directors for the next year. Unanimously approved.

5. **Introduction of 2021-23 executive:** Greg Young–President, Valerie Dyer –Secretary, Tony Fry-Treasurer and Membership Chair.

6. **President's Report for 2021**. Greg Young noted the loss of two valued, long serving CARA directors since our last in-person meeting: Jim McCartney and Peter Goddard. He briefly summarized CARA's recent work and offered to take questions. Recent activities were: the campaign against ATVs on Creemore roads, participating in the review of the Clearview Ward system, continue to monitor local land developments. A copy will be posted on the CARA website.

7. **Local Real Estate Developments**. Valerie Dyer gave a brief overview:

    a. **Alliance.** CARA settled its OMB case with Alliance and Clearview in December 2007. We had tried to stop 485 homes being built on that 100acre property. We have

good settlement agreements with them, but they are not registered on title to the land. It includes phasing and a Liaison Committee. The first release of homes (15) has been built and sold out. Alliance plans to build the remaining 10 homes along Mary Street (a four-plex and a six-plex), likely as condominiums. In 2021, Alliance or its owners (Alex Troop and others) sold the development to Tribute Homes, a large, well-respected developer and home builder in the GTA. An Alliance sales rep recently said she does not think any more homes will be built on this site for 2 or 3 years.

b. BRIX. This development was formerly the MacIntosh development. CARA was not a participant in the OMB hearing that gave MacIntosh approval to build 72 condominium units. The CARA Board met with the new owner of this development a couple of years ago. As we have no settlement agreement covering this development, we follow progress in the press.

c. Old School Redevelopment. Based on the publicly available information, this project looks like a good addition to housing stock in the community.

d. New Commercial building on Mill Street. As of now, we only know what was in The Echo this week. Stu Lazier explained that it is expected to be like the Art Gallery building across the street that Jim Vanderwater built several years ago. However, details are not yet available.

8. **Village Green**: Stuart Lazier and Tony Arrell deferred their presentation until the group could go outsaid and see the construction to date and hear about their plans.
9. **Questions**: Greg asked for other questions/ comments from the floor on any topic. Linda Coulter asked how the real estate development could proceed at the school site given the flood plain underneath it. Only speculative answers could be given.

10. **New Business**: Greg asked if there was any new business. None.

11. **The End**: Greg declared the AGM had ended at 9:55 am.

Attendees then went outside for a very informative presentation by Stuart Lazier, Tony Arrell and Kavi Karnaker.