



CAMERON HEIGHTS HOMEOWNERS' ASSOCIATION (CHHOA) AGM MEETING MINUTES

Tuesday September 30, 2025

1. Call to Order

The meeting was called to order at 6:31 p.m.

2. Appointment of the Chair

Motion: Appointing Keri Clifford as chairperson for the meeting.

Moved: Chrissy Symonds

2nd: Sohail Quadri

Carried

3. Confirmation of Notice of Meeting and Quorum

C. Symonds confirmed that the AGM notice was sent out and the quorum has been reached as per the bylaws.

4. Introduction of the Board

Keri Clifford, President; Chrissy Symonds, Vice-President; Tamara Pohl, Director; and Sohail Quadri, Director

5. Approval of the Agenda

Motion: To approve the agenda as presented.

Moved: Keri Clifford

2nd: Tamara Pohl

Carried

6. Approval of October 2, 2024 AGM Minutes

Motion: To approve October 2, 2024 AGM Minutes.

Moved: Chrissy Symonds

2nd: Barry Giffen

Carried

7. Reports

a. Board Report

Keri Clifford reported that Marla Strand from Always Landscaping has continued to provide all the landscaping in Cameron Heights. Saad Tanwir from Farman Services Ltd. was hired to redesign the front entrance and include a design for the area across from the main entrance. He planted shrubs, trees and added a bench. Lighting was planned, has not been completed.

b. Financial Reports

i. 2024 Year-End Financial Statements

- T. Aab reported that the HOA was in a good financial position with a combined total of \$737,883.00 in operating account/savings account and Manulife fund;
- The A/R balance is \$135,516.00. The amount is \$16,650 less than last year. As of now 100 homes have outstanding fees. Some fees have been recovered through property sales; the lawyers confirm if there is an amount owing and send in the outstanding fee.
- An encumbrance on each property ensures fees will eventually be collected.

ii. 2025 Budget

- The largest expense for 2025 has been for landscaping. The board hired a designer to design and plant both sides of the front entrance. A bench and lights are included in the design.
- Most other expenses remain stable with the usual increases in costs overall.

iii. Appointment of the Auditor for 2025

Motion: To appoint Cass and Fraser as the Auditors for 2025.

Moved: Chrissy Symonds

2nd: Keri Clifford

Carried

8. New Business

C. Symonds discussed the aging community and architectural guidelines. Suggest to homeowners that they begin a sub committee to define architectural guidelines for each area of Cameron Heights, provide information to homeowners, and develop a list of acceptable roofing materials to use and discuss what homeowners' concerns are.

9. Election of the Directors

Chrissy Symonds, Keri Clifford, Tamara Pohl and Sohail Quadri agreed to let their names stand for re-election to the Board. Saheb Dullet stepped down from the board.

After a call to the floor nobody put their names in for nomination. The final slate of Directors nominated were Keri Clifford, Chrissy Symonds, Tamara Pohl and Sohail Quadri.

Motion: To accept the selection of Directors is Keri Clifford, Chrissy Symonds, Tamara Pohl, and Sohail Quadri.

Moved: Keri Clifford

2nd: Chrissy Symonds

Carried

10. Adjournment

The meeting was adjourned at 7:16 p.m.