

Date: 4 December 2025

Location: 24 Clay Road

Attendees: Jon Cheverie, Frank Barry, Arnold Croken, Barb Murphy

### **1. Merger Status**

- The Board will forward the Developer's email and associated covenants to the membership for review. Expect to receive complete documentation from Developer within the next week which will then be emailed to residents.
- Further discussion on this topic is expected to occur at the 2026 Annual General Meeting (AGM). If earlier, proper notice will be provided.
- The Developer has been invited to present at the meeting and respond to member questions.

### **2. Request for Board Meeting by Member**

The Board reviewed a request from a member for a meeting with legal counsel to discuss the right-of-way (ROW) transfer process.

- After review, the Board found no evidence or justification that would warrant additional legal consultation.
- As a result, and in consideration of unnecessary legal expenses, the Board declined the request for such a meeting.

### **3. Right-of-Way Access**

The Board was contacted by legal counsel involved in a recent land transaction on Tracey Avenue. In this transaction, the ROW had not been granted.

- This situation occurs periodically, and rectification typically involves documentation to formalize access.
- The purchaser involved is a member in good standing; therefore, the Board agreed to sign the required documentation to grant the ROW.

### **4. Snow Removal**

We received the quote for this year's Snow removal from the contractor on the weekend. An email has been sent out to all residents that require access to their properties and payment is due December 15<sup>th</sup>.