

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – FEBRUARY 8, 2021

Presiding: President Gary Kobel. Meeting was called to order by Gary Kobel at 9:30 a.m. with a moment of silence to remember friends and loved ones no longer with us, and the men and women who are serving in the world's troubled spots to protect our freedom.

1. WELCOME TO NEW HOMEOWNER IN ATTENDANCE: Debbie Weaver (#722).
2. MINUTES: Minutes of the January 4, 2021 meeting were accepted as distributed.
3. DEDICATION OF COMMUNICATIONS STUDIO: Dave Zakikian unveiled a plaque naming the Queensway A/V booth the "Peter Habgood Communications Studio" in honor of Peter, a founding member of the group, who is unable to return to Maple Leaf due to serious illness.
4. MESSAGE FROM THE PRESIDENT Gary Kobel: sent an email to the resident who was disrespectfully flying the American flag upside down, suggested peer pressure is the best way to deal with this; addressed comments and suggestions posted by residents to reduce costs, reiterated that the Board will not allow the Park to fall into disrepair, cited strong trend in home sales and home values; tickets are on sale now for Valentine's Day dinner, also special Valentine breakfast planned for ladies; thanked the Election Committee for their work and the Communications Group for working through audio issues, now ready for the AGM; last of his Homeowners Meetings as President, an honor to serve, not always easy, asked for patience with four new directors and the five returning board members.
5. REAL ESTATE REPORT by Vickie Teel: busy season, only 10 home for sale, 10 pending; offered tips prior to listing a home for sale – gather documents, certificates, warranties, clean, declutter; most important factor is price.
6. ELECTION UPDATE by Steve Briggs: 507 ballots received as of Friday, Feb. 5, on target with normal volume of 600-700, breakdown: 180 from Canada, 3 from Europe, 49 from U.S. states, 275 from Maple Leaf. Deadline is 4 p.m. Friday, Feb. 19.
7. GENERAL MANAGER'S REPORT by Mitch Krach: link to register with the County for Covid-19 vaccine was included in Friday's email, continuing to pursue on-site vaccinations, dependent on available supply; reminder about AGM on Feb. 22, Facebook page is not an official Maple Leaf site, and is not an appropriate forum to discuss Board business and issues, comments were inappropriate, Board has done a stellar job during a very challenging year; guests must know and follow ML rules and regulations; one month left on tax discounts; office will be closed on Presidents' Day, Feb. 15; continuing with Tuesday happy hours, Thursday dinners, no pre-orders needed; Valentine's Day tickets available; submit space requisitions now for next season; directories are available in the office; sign up for Friday emails if you're not receiving them – send request to info@mapleleafgcc.net to be added to distribution list; Country Club skylights have been removed; Selkirk paving starting any day; Fitness Center memberships still \$40, must wear a mask and social distance; thanked all volunteers.
8. GROUNDS & PRO SHOP REPORT by Chris Spence: thanked outgoing board members and stated it was a pleasure to work with them; noted cold weather and recent frost; ML moved up 10 spots to #14 top short courses in the U.S., received applause for Chris and his staff for fantastic achievement; asked players to obey cart rules – 30' from greens, 90° rule whenever possible, will continue cart path only rotation on 2 holes each week; asked early walkers to carry flashlights and walk against traffic, workers are arriving early when visibility is low; refrain from parking on grass and breaking irrigation pipes, have contractors park on only one side; Pro Shop – President's Cup on Feb. 21 for members only, noon shotgun; Jimmy Fund fundraiser Feb. 28 for cancer, see flyers in the Pro Shop for details; thank you to volunteers in the ambassador program; reminder to reserve carts when booking your tee time.

Homeowners Meeting Minutes, February 8, 2021

9. RESIDENT INPUT: none.

10. DIRECTORS' REPORTS:

- a) Treasurer, Karen Hamilton: ended 2020 with net income of \$65,999 as a result of PPP funds of \$378,000; otherwise loss would have been over \$300,000; the PPP funds equate to \$350/household; MLE is not eligible for PPP in 2021; provided details of cost cutting measures including wage freeze for all staff, cap on benefits, no travel or education, summer corporate letter to be sent electronically, and staff cuts, and new revenue opportunities being sought in directory advertising and catering. Reviewed capital budget over past several years, unanticipated expenditures such as roofing, sundeck, and paving pre-empted planned projects including the woodworkers building, pickleball courts and additional road paving; deferred maintenance and projects carried over are once again built into the 2021 budget. Long range plan projects \$367,000 to repave Queensway though it may likely be closer to \$1M with infrastructure repairs. Final homeowner meeting as VP, Treasurer and Director. Thanked all for their support.
- b) Secretary, Dave Rowan: 582 proxies have been received, quorum established for AGM; no comments or changes to proposed AGM agenda so considered finalized; register to attend in person or via Zoom; limit 200 people in Queensway; 2 votes to be taken at AGM – one, on the disposition of Excess Member Income and the second, on the proposed merger of the Restaurant and Homeowners Corporations; information was provided in the mailing and also on the website.

11. CLUB REPORTS: none.

Meeting Adjourned at 10:19 a.m.