

OHPOA Members' Meeting, April 19, 2026, 3:00-4:40pm – Meeting Minutes

The Vice President, Max Zippel, chaired the meeting. Executive present: Past President, John Dehaan; Treasurer, Rob Peppler; Secretary, Suzanne Carlaw.

The Secretary informed the Chair that quorum was established – 19 lots were represented, with 12 lots represented by attendance, including the members of the Executive. The full list of members who attended is available on request. Seven ballots were submitted. Ballots are available for review. Total = 19 lots represented by members attending or by ballot. (Note the Treasurer joined mid-meeting, which changed the meeting quorum to 20: 13 lots represented by attendance, along with the seven ballots submitted).

The Chair called the meeting to order at 3:05 pm, welcomed the members attending, declared the meeting quorum was met, and acknowledged the Executive.

The Chair put the agenda forward.

Motion to approve the agenda:

Motion moved by Bill Hutcheson. Seconded by John Dehaan.

Motion carried: unanimous.

AGM Meeting Minutes, November 30, 2025:

Terry Trebilcock requested an edit under New Business, of the AGM Meeting Minutes, November 30, 2025, as follows: *Terry requested that a clear path **that is also used by residents with golf carts** be maintained for the original Line 5 entrance to the lower valley entrance.*

Motion to accept the Members' Meeting Minutes, November 30, 2025 with edit:

Motion moved by Linda Myles. Seconded by John Dehaan.

Motion carried.

Business Arising

Reserve Fund Projection Summary ([Agenda Attachment 4](#))

Max explained the Reserve Fund Projection Summary is a framework to be used to raise and allocate funding for projects with quotes and other information.

Additional projects proposed by members, with future value and care required for each project proposed, can be added annually for voting by members, into the future.

Max noted that Rob Peppler will provide a shed roof cost estimate.

Linda suggested members consider including the common land forests as an asset.

Action: The Executive will follow up on Linda's suggestion as part of future discussion on items to include in the Reserve Fund.

Fifth Line Entrance Proposal [\(Agenda Attachment 5\)](#)

Dan Kangas presented a proposal for an access gate and fencing combination that is intended to deter trespassers at the Fifth Line Entrance area, while facilitating passage by residents and wildlife.

Dan clarified that residents using a golf cart would need to open and close the gate.

In the ensuing discussion, key items raised included to:

- Make the gate 12 feet like the HVR entrance gate
- Consider hiring a contractor to dig post holes instead of using volunteers for this aspect of the project
- Talk to the Township regarding property lines.

Linda offered that the original survey from a previous land search is available to review.

John stated he received a quote from a contractor in 2021 to do a very similar project with gate for the Fifth Line Entrance; the quote at that time was \$4,000, so likely now it would be \$7,000-\$8,000.

Action: Dan will firm up the quote taking the above discussion into account. The updated quote will be provided to the members in time for a future online vote to approve the project, which will be held before Fall 2026.

HVR Tagged Trees Update [\(Agenda Attachment 6\)](#)

John highlighted pages 62-63 of the County arborist's report regarding tagged trees. He expressed concern that it is not clear if all the trees are on our property/County property. If on our property, residents should be compensated for any removal of trees on the common lands.

Action: To help residents identify which of the tagged trees are planned to stay or be removed, John will more clearly mark them to distinguish the difference.

Front Entrance Update [\(Agenda Attachment 8\)](#)

Motion to move the river rock, under Heather Beard's direction, in a design as close as possible to the arrangement of river rock in her original garden design.

Max explained the scope of this motion is simply to move the river rock in accordance with the garden design as proposed by Heather Beard.

Linda stated the plants proposed in Heather's design should be reviewed to ensure their suitability for that entrance.

Megan MacGillivray suggested mulch may be necessary to prevent weeds.

Gene clarified that in essence, we are moving towards Heather Beard's design with the exclusion of any planting at this point or selection of plants, or anything else.

Terry cautioned the armour stones on the west side by the Oro Hills sign, and near the evergreens identified by the County to be taken down, may not be on our property and may have to be moved with the road re-work in that area.

Motion moved by Bill Hutcheson. Seconded by Rob Peppler.

Motion carried.

Financial Report ([Agenda Attachment 3](#))

Rob summarized the 2025 year-end Consolidated Financials, and gave a brief update on the Operating Budget Fee.

Max added that Association bank statements are now available on the OHPOA website.

2026 Maintenance Projects

John highlighted maintenance projects that he and Dan have identified for 2026, including clean-up of the fire pit, and painting the door and side door of the shed.

John clarified there is a goal to leave natural debris whenever possible, and that some debris will necessarily go to the dump and some may be carefully burned.

There will be an announcement shortly of the annual Community Spring Clean Up date, scheduled to be held on May 2 under John and Dan's guidance.

Linda and David Myles have kindly offered their back deck for a get-together following the May 2 Community clean-up.

Tree Planting Project Update

Bill explained he had emailed residents earlier in the day of this meeting to summarize the plan to plant white pine seedlings, describe the recommended planting technique, and invite volunteers to help on the weekend of May 9-10.

Bill clarified that the seedlings will be planted in areas of the common lands recommended by David Hawke.

Forest Assessment Project Update

Linda stated that, in conjunction with Julie, this project will be on hold pending a decision to designate the common lands forests as an asset (see **Reserve Fund Projection Summary** action item above).

Executive Nominations – 2026-2028

Max reminded members that the two-year terms of the current Executive are ending, and elections for all Executive positions will be held at the AGM this November. Terms will be staggered in future to ensure continuity of Executive leadership.

Action: the Executive will communicate the process for nominations to members, and all are encouraged to put their names forward or to nominate someone with that person's agreement.

New Business

Terry reported on Ron Northrup's behalf: Ron is in the process of looking into options for lighting of the sign and cost estimate.

Motion to adjourn the meeting:

Motion moved by Bill. Seconded by Trish Ohab.

Motion carried: unanimous.

The meeting was adjourned at 4:40pm.

Respectfully submitted,

Suzanne Carlaw, Secretary, April 22, 2026