

**Special Business Meeting  
Halls Harbour Water Cooperative Ltd.  
FundyView Community Centre  
21 November 2009**

**Present:** Willis Moore, Pam Petrie, John Skaling, , Marie Black, Marshall Black,, Fred Houghton, Sylvia Houghton, David Houghton, Sandra Houghton, Jack Sutton, Gerald Dickie, Jenny White, Jennie Enman, Steven Enman, Todd Petrie, Bob Petrie, Dave Davies, Joyce Mosher, Dick Killam, Madonna Spinazola, Richard Parker, Charles Skerry, Helen Lightfoot, Daine Tedford Litle, Ed Litle, Barb West, Dave Lacey, Heather Stephen, Sheryl Keizer

There was a quorum.

The meeting was chaired by John Skaling, President.

There was only one item on the agenda.

The President reviewed some concerns that had been brought forward by some shareholders. A hand out which also covered the concerns was distributed (see Hand out following minutes)

It was moved by Dave Davies and seconded by Gerry Dickie that we accept the recommendations that were sent to the membership on 3 November. (see PDF file attached)

Members raised questions about whether or not this was a duly called meeting, and were reassured that the Director of Cooperatives, Ron Skibbens, had reviewed the letter to the members calling the meeting and had said it met the requirements. He also advised that as this was a special resolution, it would need a vote of two thirds of those present at the meeting.

The president answered several questions about the legal costs, the shape of the property, and how the description would be done. He advised that the costs could be covered out of the reserve. He also emphasized that the directors needed to know the will of the membership.

Ballots were given out as per the voting list of shareholders. The final vote met the two third requirement – 17 of the 25 voting members voted yes to the proposal. Motion carried.

Charles Skerry moved that the ballots be destroyed.

Motion to adjourn.

Meeting adjourned.

### **Halls Harbour Water Co-operative**

The Directors received written correspondence from two shareholders.

The Directors thought that it might be useful to provide responses in writing to some of the questions that were raised, as others might be interested as well.

1. All costs are to borne by the landowner, except for the usual legal costs associated with the land transfer.
2. We have no signatures on anything yet, as nothing has been approved by the membership.
3. The laws of the municipality and province will guide future use of the subdivided property.
4. While our lawyer, Peter Muttart has given his legal opinion that the HHWCL has grounds for keeping things as they are, he also has recommended that we find a win-win solution, and has actively negotiated with the landowner on behalf of the HHWCL since the summer.
5. Once we have this issue settled, the HHWCL can move forward with the county to upgrade the system and access funding: e.g. the water lines are too narrow.
6. The intent of the HHWCL is to obtain written easements in all cases where the lines run across private property and if the proposal is passed, we plan to have them in place before the land is purchased.
7. Our lawyer has advised that individual rights of the shareholders are not affected by any agreement made by the HHWCL.
8. Trish Javorek, the county Planning Officer, has confirmed that as long as all lots in question meet all the Municipal and Provincial Regulations, subdivision of land is done "as of right" without any public consultation.