Malaga Lake Community Association inc.

Minutes of the Annual General Assembly held at the Carrefour d'Austin Sunday, May 31, 2026, at 9:00 AM

(Unadopted version – pending approval)

1. Opening of the Annual General Assembly

The meeting began at 9:30 AM.

2. Verification of Quorum

The president, Claude Desrosiers, opened the assembly, noting more than 60 people present and confirmed that quorum was achieved with 56 lots having voting rights.

3. Appointment of Assembly Chair and Secretary

Mr. Claude Desrosiers (51) proposed Mr. David Tracy as chair and Mrs. Diane Séguin as assembly secretary. Seconded by Mrs. Claudine Archambault (109). Adopted unanimously.

4. Adoption of the Agenda for the Annual General Assembly of May 31, 2026

The adoption of the agenda was proposed by Mrs. Linda Crevier (127) and seconded by Mr. Marcel Martineau (35). Adopted unanimously.

5. Adoption of the Minutes of the General Assembly of May 31, 2025

Mr. David Tracy asked whether any amendments were to be made to the minutes of the 2025 General Assembly. No amendments were requested. The adoption of the minutes was proposed by Mr. Patrice Crevier (127) and seconded by Mr. Michel Julien (99). Adopted unanimously.

6. Adoption of the Minutes of the Extraordinary General Assembly of April 16, 2026

Mr. David Tracy asked whether any amendments were to be made to the minutes of the Extraordinary General Assembly of April 16, 2026. No amendments were requested. The adoption of the minutes was proposed by Mrs. Anne-Marie Domaradzki (55) and seconded by Mr. Dominique Pelletier (109). Adopted unanimously.

7. Presentation of the 2025–2026 Activity Report

Mr. Claude Desrosiers reviewed the action plan and described the activities completed or underway in 2025–2026. For details, see the document entitled “2026-05-31 AGA Présentation (finale)”.

Questions/Comments:

1) Mrs. Anne-Marie Williams (59) asked for clarification on the procedure for suspending a board member who violates the association’s general bylaws.

Reply: Mrs. Crevier explained that this is a special procedure for cases where a board member acts contrary to the values upheld by the association.

2) Mr. Michel Julien (99) asked whether the new bylaws include a prohibition on short-term tourist rentals.

   Reply: Mr. Desrosiers confirmed this is the case, and that it was already covered under the previous bylaws.

3) Mrs. Anne-Marie Williams (59) asked who owns the lots shown in green on the map (see page 15 of the presentation).

   Reply: Messrs. Desrosiers and Martineau explained that the land adjacent to lot 28 was donated to the Fondation des Lacs by the former owners (Daigneault-Bossé). This land is now part of a series of lots that may eventually be used to create an ecological trail.

4) Mrs. Dewez (56) mentioned that the snow-removal equipment encroaches on their lot every year.

   Reply: Mr. Martineau took note of this information to look into what can be corrected.

5) Mr. Michel Julien (99) asked why the lake level is so high this year and whether the lake outlet has been altered.

   Reply: Mr. Martineau replied that no action has been taken in that regard and that continuously growing vegetation is creating a natural drainage effect.

8. Presentation of the 2025–2026 Financial Report

Mrs. Linda Crevier presented the year's financial summary (see presentation for details). There were no questions following the presentation.

9. Presentation of the Action Plan (2026–2027 Projects)

Mr. Martineau outlined the various public works projects. He notably described the environmental actions following the report on periphyton.

Questions/Comments:

1) Mr. Pierre Grenier (195) noted that the speed limit on North Road is 70 km/h, making it difficult to turn onto Lac-Malaga Road at only 30 km/h.

   Reply: Mr. Martineau explained that this is why the association would like to change the angle of the east entrance to force vehicles to slow down.

2) Mr. Michel Julien (99) expressed concern about the presence of periphyton in the lake and asked what can be done.

   Reply: Mr. Martineau replied that one way to protect the lake is to have compliant shoreline buffers. He noted that the municipality will visit waterfront property owners this summer and issue fines to those whose buffer strips do not meet standards.

3) Mr. Claude Aquin (43) asked whether periphyton levels will continue to increase.

   Reply: Mr. Martineau explained that the report result is like a snapshot taken at a given point in time. Periphyton levels may change this year without necessarily increasing.

10. Presentation and Approval of the 2026–2027 Budget Forecast

Mrs. Linda Crevier presented the budget forecast for 2026–2027 (see presentation for details). The association proposes an increase of $20 for lots with a dwelling.

Resolution **R26-50** (see text at end) was proposed by Mr. Claude Aquin (43) and seconded by Mrs. Joanne Tracy (143). Adopted by majority (1 vote against).

11. Financial Presentation and Approval of the 2026–2027 Action Plan

Messrs. Desrosiers and Martineau explained the situation regarding the land across from lot 15 and the importance for the association of acquiring it. This land belongs to a dissolved company and will be put up for sale for non-payment of taxes on June 11, 2026.

The association asked members to approve Resolution R26-51, which proposes a special assessment to fund the acquisition of the land. The members present gave general support to authorize the association to acquire the land. A lengthy discussion then followed on the maximum amount to be allocated for the purchase.

Resolution **R26-51** (see text at end) was proposed by Mr. Alain Noreau (179) and seconded by Mr. André Bergeron (9). Adopted by majority (1 vote against).

12. Election of Board of Directors Members

Mr. Desrosiers informed the assembly that under the new bylaws, the Board will henceforth consist of seven (7) members. Furthermore, four (4) members will serve two-year terms, and three (3) members will serve one-year terms.

As Mrs. Archambault and Mr. Tracy are leaving their positions on the Board, there are three (3) seats to fill this year.

The four (4) other current Board members agreed to serve for terms of one to two years.

Mr. Desrosiers announced that Mrs. Joanne Tracy (143), Mrs. Nicole Wlodarczyk (141) and Mr. Claude Aquin (43) have agreed to serve on the Board.

Resolution **R26-52** (see text at end) for the election of the Board was proposed by Mr. David Malcolm (95) and seconded by Mr. Jean Venne (57). Adopted unanimously.

Board of Directors 2026–2027:

Claude Aquin (43) – 1 year
Linda Crevier (127) – 2 years
Claude Desrosiers (51) – 2 years
Marcel Martineau (35) – 2 years
Diane Séguin (151) – 1 year
Joanne Tracy (143) – 2 years
Nicole Wlodarczyk (141) – 1 year

13. Closing Remarks and Adjournment of the General Assembly

Mr. Michel Julien (99) moved to adjourn the assembly, seconded by Mr. Claude Aquin (43). The meeting ended at 12:15 PM.

Claude Desrosiers, President

Diane Séguin, Secretary

EXTRACT FROM THE MINUTES OF THE ANNUAL GENERAL ASSEMBLY HELD ON MAY 31, 2026 IN AUSTIN

RE: ANNUAL MEMBERSHIP FEE 2027–2028

RESOLUTION R26-50

Considering the increase in the cost of living and its impact on costs related to all association activities, it is resolved to raise the annual membership fee to $675 for dwellings and to maintain the annual fee at $80 for vacant lots, for the 2027–2028 fiscal year.

Adopted by majority.

Diane Séguin, Secretary
Signed on May 31, 2026, in Austin

EXTRACT FROM THE MINUTES OF THE
ANNUAL GENERAL ASSEMBLY
HELD ON MAY 31, 2026
IN AUSTIN

RE: Purchase of Vacant Land

RESOLUTION R26-51

Whereas the vacant lot bearing number 5386249 will be put up for auction on June 11, 2026;

Whereas this land has been used by the ACLM for years without it having legal authorization as owner;

Whereas the acquisition of this land will allow the ACLM to have a space to plan and carry out work and activities for the community (road maintenance, social activities, etc.);

Whereas the value of this lot is estimated at approximately $15,000;

It is resolved to levy a special assessment for each lot in the maximum amount of $108, for the current fiscal year (2026–2027);

If the land is awarded to the ACLM at the conclusion of the auction, the original owner will have a right of redemption for a maximum period of one year from the date of sale. Should this right of redemption be exercised, ACLM members will be informed and consulted to decide on the allocation of the returned funds.

Adopted by majority.

Diane Séguin, Secretary
Signed on May 31, 2026, in Austin

EXTRACT FROM THE MINUTES OF THE
ANNUAL GENERAL ASSEMBLY
HELD ON MAY 31, 2026
IN AUSTIN

RE: Appointment of the Board of Directors

RESOLUTION R26-52

It is proposed to elect the following members to the Board of Directors for 2026–2027:

- Claude Aquin (1 year)
- Linda Crevier (2 years)
- Claude Desrosiers (2 years)
- Marcel Martineau (2 years)
- Diane Séguin (1 year)
- Joanne Tracy (2 years)
- Nicole Wlodarczyk (1 year)

Adopted unanimously.

Diane Séguin, Secretary
Signed on May 31, 2026, in Austin