

# Minutes–Annual General Meeting Saturday, June 2, 2012, Lindale Hall

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**Condominium Corporation No. 882 0814**

**[www.birchwoodcountrycondo.com](http://www.birchwoodcountrycondo.com)**

(Draft for review & approval at the June 1, 2013, annual general meeting).

## **Board Members Attending**

Jim Jansen, Sharon Kuzio, Peter Tadman, Dan Hill, Don Welsh, Wally MacNeil & Crystal Heck, accountant/recording secretary.

## **Agenda**

Jim Jansen called the meeting to order at 10:05 a.m. at the Lindale Hall. Jim Jansen introduced the three scrutineers for the meeting: chair Crystal Heck; Val Jansen Lot 41A; and Loretta Welsh Lot 33.

Roy Silver of Silver Septic Service gave a statement regarding his conditions of work and prices of septic pump-outs, suggesting a rate increase, including tax, of about \$5. Jim Jansen advised that the matter was something to be discussed and considered by the new Board of Directors.

## **Calling of the Role/Certifying the Proxies/Issuing Voting Cards**

Crystal Heck confirmed a quorum with 36 owners present and an additional 12 proxies.

## **Motion of Proof of Meeting Notice**

Bob Clark, Lot 155, moved that there was adequate notice provided for the AGM. Wes Irvine, Lot 100, seconded the motion.

## **Minutes of the June 4, 2011, AGM**

Jim Jansen asked if there were any errors or omissions. None were noted. Rick Cummings, Lot 92, moved that the minutes of the June 4, 2011, annual general meeting be accepted as circulated. Doug Milner, Lot 134, seconded, all in favor, carried.

## **President's Report**

President Jim Jansen provided an overview from the Board of Directors as well as the Board's overall reports that included topics such as: financial, site services, web site and social committee.

Since the last AGM, recognizing that the owners' special resolution on bylaws was not approved, Jim Jansen advised that the Board, taking into account all input provided by the owners, worked with our lawyers to prepare a new set of updated bylaws that properly protect the interest of owners. Bylaw packages were available at the back of the room for owners.

Owners were reminded that the owners' special resolution on bylaws needed 75% approval in order to be passed and that the voting forms could be returned by mail or dropped off at the Birchwood Center mailbox.

Jim Jansen also reported that:

- the Board purchased a laptop computer for condominium business and a security camera for the dumpster area. A second security camera will be installed at the front gate;
- the 2011-2012 year was very successful with condo fees being reduced for the second year in a row while at the same time the corporation stayed on budget;
- with regard to Birchwood Center, enhancements and finishing touches (with Jim Jansen remaining as project manager) would soon be carried out based on Board approval;
- the Board greatly appreciated its contractors and the wonderful work that they do for the community and;
- the Board had a new Reserve Fund Study completed and based on the findings increased the amount of monies in our reserve fund to approximately \$286,000.

## **Reports**

### Financial Report

Tom MacLean, Lot 13, moved that the financial report, distributed in advance of the meeting, be accepted as circulated. Dave Hatala, Lot 158, seconded the motion, carried. Judy Seaman, Lot 77, moved that we use Gary Ruhl Professional Corp. to audit the 2011-2012 finances, seconded by Wes Irvine, Lot 100, carried.

### Site Services

Wally MacNeil reported that:

- twelve development permits were issued and required follow-up with Brazeau County;
- several non-compliance letters regarding unsightly premises or excessive number of dogs were sent out. Dog catchers have talked with some of the owners;
- a grass cutting ad ran in the Western Review for two weeks resulting in a single response. The applicant initially agreed to a contract but later changed his mind and notice would be given. In the meantime, owners were being advised to please do grass cutting in the ditch lines fronting their property;
- the roads were in the best condition that they have been in for some time and;

- Alberta Environment has been dealing with the problems left by the previous golf course owner and although the provincial department promised it would deal with the matter nothing has been done as of the AGM date.

### Social Committee

Jim Jansen thanked the social committee and its members for their efforts. Jan Wells provided a report on past and future activities. It was pointed out that there were cookbooks for sale at the back of the hall.

Melissa Southorn was thanked for her efforts with the web site. Owners were reminded that they can access: condo background; meeting minutes; rules and regulations; bylaws; and link to the *Condominium Property Act of Alberta* by going to [www.birchwoodcountrycondo.com](http://www.birchwoodcountrycondo.com)

### **Members Forum:**

Paul Mah, Lot 154, asked when the new budget with condo fees will be sent out to the owners and was advised it would be out within the next couple of weeks.

Jessie Christian, Lot 102, asked about misuse of the back access road [which is used mainly by oil companies, with the Board allowed access to bring in large units] and said there needed to be a restraint on the use of recreational vehicles in that area. Al Wachter, Lot 80, said he was concerned about fires. Vic Henry, Lot 77, advised that he was aware through an e-mail from the owner of the private property that the only people who can use the roadway are those from oil companies or those authorized by the Board to move large units in or out of the condo plan. Vic Henry said the e-mail made clear that the land owner does not want this road to be misused. John Budd, Lot 1, said that this problem had previously been resolved by installing a lock but if it was still an issue perhaps a sign should be put up. Wes Irvine, Lot 100, said it was his feeling that a lot of the quads were not operated by people from the condo plan.

Jessie Christian, Lot 102, wondered about the golf course status and rumors that it had been sold. She was advised that the new operators (Don & Veronica Holmes from Smoky Lake) were planning to come to the AGM and speak to those in attendance. Later in the meeting, the new operators explained that they were committed to making things work but firstly had to clarify a number of details surrounding their planned purchase.

Clarence Wastle, Lot 84, asked about any updates regarding the lagoon and was told there was nothing new.

Paul Mah, Lot 154, asked whether rocks from a pile in the community garden near the entrance to Cedar Glen would be available to those wanting them and was advised that they were the property of an individual owner and were meant to remain on that site

Al Watcher, Lot 80, wondered why his pump-out cost was around \$84 instead of \$42 and thought it might be due to a county charge. He was advised that the reason his cost was double the single rate was because he had two tanks and two times \$42 was \$84.

Ron Barkley, Lot 93, wondered if the Board had looked at other septic services and was advised that they had and that Silver's was the best at a reasonable price.

Dave Southorn, Lot 82, said he didn't agree with an earlier complaint regarding too many potholes and said speed, especially by larger trucks, needs to be lowered to help prevent potholes.

Sueanne Rehill Holt, Lot 45, asked about old caveats included on their land title. Clarence Wastle, Lot 84, suggested that they should have been removed several years ago but some owners may have been missed if they didn't sign up with the group that did a massive removal. It was suggested that if there are caveats it is best to get them removed as soon as possible.

Wally MacNeil thanked the outgoing Board members for the hard work that they provided for the owners over the last few years.

### **Election of the Board of Directors**

With Wally MacNeil, Don Welsh, and Dan Hill having one year left on their two-year terms there were four vacancies for two-year terms:

- Bob Clark nominated Shawn Little, Lot 160, who accepted the nomination and was elected by acclamation.
- Wally MacNeil nominated four-year outgoing member Jim Jansen who declined.
- Wally MacNeil nominated four-year outgoing member Peter Tadman who declined.
- Eric Corbier nominated four-year outgoing member Sharon Kuzio who declined.
- Bev Baltesson nominated Jan Wells, Lot 99, who accepted the nomination and was elected by acclamation.
- Don Welsh nominated Kathy Budd who declined.
- Wayne Irvine nominated John Budd, Lot 1, who accepted the nomination and was elected by acclamation.
- Vic Henry nominated Eric Corbier, Lot 6, who accepted the nomination and was elected by acclamation.
- Bob Clark nominated Larry Carfantan who declined.

Judy Seaman, Lot 77, moved that nominations cease. Wes Irvine, Lot 100, seconded the motion, carried.

Shawn Little, Jan Wells, John Budd and Eric Corbier joined the Board for two-year terms.

Jim Jansen reminded owners to pick up their bylaw packages at the back of the hall on their way out.

The new Board scheduled an organizational meeting immediately following the AGM.

### **Motion to Adjourn**

The meeting adjourned at 11:20 a.m.