

Minutes–August 20, 2014, Board Meeting

Condominium Corporation No. 882 0814 **www.birchwoodcountrycondo.com**

(Draft for review & approval)

Attending: Don Welsh, John Budd, Wally MacNeil, Linda Verhaeghe, Jan Wells, Lorry Clark, Denis Bellavance and Crystal Heck – Accountant/Recording Secretary.

Guests: Cynthia Kirton, Lot 167; Brenda Toth, Lot 168; Gerald Allen, Lot 127; Renee Allen, Lot 127; Glenn Gallant, Lot 5; Dianne Gallant, Lot 5; Larry Kuzio, Lot 62; Sharon Kuzio, Lot 62; Jo MacNeil, Lot 7; Marc Girard Lot 58; Dionne Girard, Lot 58, Rod Yakubow, Lot 133; Jerry Wells, Lot 99; Jeanette Craddock, Lot 92; and Rick Cummings, Lot 92. Also in attendance was Constable Brandon Tobin from the Drayton Valley RCMP Detachment.

Agenda

Don Welsh called the meeting to order at 6:58 p.m. at Birchwood Center.

Open Forum

Cynthia Kirton, Lot 167 and Brenda Toth, Lot 168 attended the meeting for their first time to observe.

Gerald Allen, Lot 127, came to the meeting because he is affiliated with Rural Crime Watch. He raised concern regarding the traffic on TWP Rd 494. Speed signs are being ignored in the area and wondered if there was anything that the Board could do. After much discussion Constable Tobin expressed how important it is for owners to raise concerns with the RCMP if they have problems in the area as well as raising them with Brazeau County. If the authorities are called with citizens concerns a need for patrolling and signage is identified. Gerald Allen also asked about the lack of school pickup signs in the area, he would like to see Brazeau County possibly put them up. The Board will call Brazeau County to discuss this concern.

Glenn Gallant, Lot 5, has concerns about the gate being left open during the day and whether the vehicles that come in are residents. He was wondering if the Board should be changing the code due to the numbers being worn down and this number may not be secret anymore. The Board explained that having the gate opened during the day takes some stress off the mechanical parts of the gate. The gate acts as a deterrent rather than a fortress and to reprogram every remote control issued as well as vehicle controls would be a huge undertaking, at least a six month process. Glenn Gallant also has concerns with speeding of residents in Birchwood but he is prepared to raise concerns with some phone calls to authorities.

Dianne Gallant, Lot 5, Sharon Kuzio, Lot 62, Jerry Wells, Lot 99, and Jo MacNeil, Lot 7 came as observers.

Larry Kuzio, Lot 62 and Rod Yakubow, Lot 133 both came as an observers as well as to hand in Site Services report and Water Report respectively.

Marc Girard, Lot 58, asked about the write up in the paper regarding the issues happening at Birchwood and wondered if the Board could do anything about what is going on. He wondered if there was anything in the Rules & Regulations or By-Laws that could help The Board stop some

of the type of people that are moving into Birchwood. Constable Tobin explained that he may be able to address the residents' concerns during his presentation.

Dionne Girard, Lot 58, asked again about the possibility of speed bumps within Birchwood during the summer months to slow residents down. The Board feels that this is not feasible because it would be labor intensive to remove them for grading and they would not work in the winter. Constable Tobin encouraged that the speeding should be reported to the authorities.

Jeanette Craddock, Lot 92, came as an observer.

Rick Cummings, Lot 92, also has concerns with the security gate and the coming and goings of residents.

Constable Tobin wanted to update and address the concerns of the owners that were in attendance. First issue was the type of renters that the owners were allowed into Birchwood. He explained that the owners are allowed to do what they want on their property and that included having it as a rental property. Privacy laws do not allow an owner to screen potential buyers or renters. Regarding the crime that is currently happening in Birchwood, he stressed that if owners see or hear something out of the ordinary to report it to the RCMP. This helps to enable the RCMP to take action. He reminded Birchwood residents that they are protected through the Drayton Valley detachment and when calling the complaint line please identify the correct detachment. Constable Tobin also suggested that all residents need to be on the lookout for each other, and share and report any incidents that seem out of the ordinary to the RCMP. A vehicle description and even a partial license plate number can be used to identify a driver. The resources are there for the public to use. Constable Tobin is available after the open forum to answer any other questions from owners.

Any incidents reported to the RCMP should also be reported to Larry Kuzio, with Site Services so he has the information for his daily drive through.

The Board thanked Constable Tobin for his attendance and input and invited him to attend future meetings.

The open forum was completed at 7:55 p.m.

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 8:00 p.m.

Linda Verhaeghe moved that the July 16, 2014, meeting minutes be accepted, seconded by John Budd, CARRIED unanimously.

Water Report

Rod Yakubow handed in his July water report for filing. Total usage is 301,400 gallons for all the wells. The CC valve has been replaced on Lot 35. The spare controller switch that was tabled from last meeting was discussed. Rod will ask Jerry Wells to see if he can purchase these parts wholesale to have a spare for the future.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the month of July 17 to August 20, 2014.

Wally MacNeil suggested there needs to be follow up done on the non-compliance letters sent out last month. There has been some work completed in the yard sites but others have missed the deadline suggested on the letter. A fine needs to go out to the owner that missed the August 9, 2014 deadline.

There is construction on Lot 163 without a permit and the Board received a copy of a non compliance letter from the Brazeau County. The board will send a letter to the owner and copy Brazeau County.

Lot 103 currently has a stop work order in place from Brazeau County. The owner is currently appealing the decision. The Board gave the owner a development permit so will investigate why there is a stop work order now, after permits were initially granted.

The Board received a letter from Vince Ziegler, Lot 171 asking if there was a copy of the 100 year flood plan in the Condo Corporation filing system.

Animal control officers were in the neighborhood last week regarding some dog complaints.

Wally MacNeil wanted to remind owners that development permits were required from the Board and Brazeau County for any structure over 107 square feet and or 19 feet in height.

Concerns have been made regarding old vehicles without plates in owners' yards. There is nothing specific to unregistered vehicles; however, the Board will have to determine if they are unsightly when complaints are filed. Denis Bellevance and Wally MacNeil will tour around the community to identify any unsightly lots as per the Rules & Regulations.

Financial Report

Crystal Heck submitted the reports for May and June, 2014. Linda Verhaeghe moved to accept the financial statements as presented. John Budd seconded, CARRIED unanimously. Letters will be sent out end of August to the outstanding arrears. Crystal Heck will put together the year end file and deliver to the Auditor as all the June expenses should have been received by now.

Brazeau County Liaison

Lorry Clark had no updates this month.

BW Enhancement Projects Committee

Denis Bellavance and committee are trying to organize a few more fundraiser and have around \$9,000 in the account. They are looking at breaking ground in the spring of 2015.

Old Business

Site Services received a note regarding Lot 101 where the bank is eroding and the owner is currently working on building a retaining wall.

New Business

Six applications were received regarding the Site Services position. Don Welsh and Wally MacNeil will review applications, set up interviews and do the hiring by end of next week. The Board is hoping that they could identify a backup person in this interview process.

The Board received a proposal from Tom MacLean regarding the sale of the Quonset and lot with equipment that the Board is currently using to store the grader. This would be something that would have to go to the owners as a special resolution. The Board after some discussion decided to table this till next meeting.

The Board discussed installing a dead bolt for the front door at the centre. Denis Bellavance volunteered to purchase and install one.

Question was asked of the Board if renters were allowed to attend the meeting. The Board felt that it would be a good opportunity for renters to attend the open forum as they are also to adhere to the By-laws and Rules & Regulations.

Other Business

New owners are Lot 167 – Jasen & Cynthia Kirton; Lot 54 – Wayne & Heather Stek ;
Lot 68 – Daniel & Diane Smith

Correspondence

For review and filing:

3 Non compliance letters regarding owner's yards

1 Non-compliance letter regarding dogs;

2 returned registered letters

Birchwood Golf & Country club – copy of Brazeau Development permit.

Adjournment

Meeting adjourned at 10:00 p.m.

The next meeting will be @7 p.m., Wednesday, September 17, 2014, at 7 p.m. at the Birchwood Center.

Please check the security gate notice board prior to the meeting date.