

Minutes–August 23, 2012, Board Meeting

Condominium Corporation No. 882 0814 www.birchwoodcountrycondo.com

(Draft for review & approval)

Attending: John Budd, Wally MacNeil, Eric Corbiere, Shawn Little, Jan Wells & Crystal Heck (Accountant/Recording Secretary). Regrets: Don Welsh
Absent : Dan Hill.

Guests: Wes Irvine, Lot 100; Sharon Kuzio, Lot 62; Jim Jansen, Lot 41A; Bev Baltesson, Lot 74; Dennis & Jessica Frunchak, Lot 42; Lyle Frunchak, Lot 37; Dallas & Lorraine Polei, Lot 173; and Rod Yakubow, Lot 133.

Agenda

John Budd called the meeting to order at 7:04 p.m. at Birchwood Center.

Open Forum

Wes Irvine, Lot 100 acknowledged that the gate was working; the Board had to replace the antenna that had been vandalized. Wes Irvine requested that the Board deal with the problems with the road near his place. Wally MacNeil explained that he did do some work after the rain but there needs to be more done to rectify the problem of wash outs, etc. on the road. The Board will address this in the closed portion of the meeting and get back to Wes with a solution.

Dallas & Lorraine Polei, Lot 173 have some concerns with the recent amount of break-ins and thefts occurring at Birchwood. They have been broken into a couple of times and want the owners to be aware that this is happening. The Board also noted that the laundry and mechanical room locks were cut off as well. The gate and sign were vandalized as well as the horseshoe pit at Willow Ridge Park. The Board advised the owners in attendance that the RCMP would like to be notified ASAP of any incidents. The RCMP have been trying to do a drive by during the evening hours to make their presence aware.

Sharon Kuzio, Lot 62 asked the Board if there has been any advancement on the purchase of another security camera. Eric Corbiere has been checking on prices as availability of cameras that take pictures every 10 seconds. He will continue to search including with BD Lock & Key on camera's that will serve the purpose of camera at the security gate.

Jim Jansen, Lot 41A, gave an update of the centre addition. The project is well underway with approximately \$17,600 spent to date. Jim Jansen asked that the board consider a possible 5K over budget scenario and advise if there may be funds available to finish the project. The floor could be delayed until summer 2013. Jim Jansen wished to thank all

the volunteers that have invested time into the addition so far. The Board will discuss it later this evening and advise Jim Jansen regarding any additional funding. Jim Jansen also wanted to thank Leigh Honeysett for building the wishing well that has been placed over the sewer pump out tube beside the Center.

Lyle Frunchak, Lot 37 expressed concern regarding the grass in the golf course and if the Board had in place an escape route if something happened with the abundance of dry grass. The Board reassured the owners in attendance that the best escape would be through the back gate exit. The Board will have a plan in place regarding contact numbers and post on the board near the dumpster. The Board also will write a letter to the mortgage company regarding getting permission to rotary mow the course with a mower (Dallas Polei) that could be available to the Board in October 2012 possibly.

Dennis Frunchak, Lot 42, asked about the possibility of locating recycling bins near the dumpster. The Board have looked at this before but felt that the owners can utilize this service offered at the Lindale Transfer Station. Managing the waste in the dumpster continues to be very taxing as there continues to be violation of garbage items thrown out that are not household waste such as chesterfields, lawn chairs, book cases and BBQs. Also owners, please remember that any cardboard boxes should be flattened.

Still some concerns regarding dogs running at large. The owners were again reminded that the animal control by-law officer needs to be contacted if an incident occurs. The board will get involved if there is a fine that needs to be levied but cannot get involved in neighbor disputes.

The Board received a letter from Mobuck Holding Ltd. regarding the change of usage of RR 55 to the south by the owners of Birchwood. The letter outlined that there will be a \$2500 charge for access to this road for moving in trailers etc that cannot go over the bridge road. They will continue to allow emergency access without a permit. The Board has asked Wes Tweedle to look into this for the Board. Wally MacNeil will follow up and bring forward additional information

The open forum was completed at 7:50 p.m.

Board Portion of Meeting

John Budd called the Board portion of the meeting to order at 7:55 p.m. Shawn Little moved that the July 19, 2012, meeting minutes be accepted as presented, seconded by Eric Corbiere, carried unanimously.

Water Report

Rod Yakubow wasn't able to supply the board with a written report due to the issues with his power. He will supply the board with his report next meeting. Every thing went well with the water although there was a problem with the jet pump motor in Aspen. It was repaired by Bald Eagle and Rod Yakubow suggested that the Board look at purchasing a spare one to have on hand. Rod Yakubow will price out a new one and get back to the board with prices. Alberta Environment was on site to check the wells – everything

passed inspection. There are two CC valves on Lot 112 & Lot 63 that need to be fixed or replaced this fall.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the month of July 21 to August 23, 2012.

Treasurer

Jan Wells provided the board with an update on the Bylaw responses. To date the Board has received approximately 45% of responses back. Jan Wells and Peter Tadman are currently doing a phone out to check on the outstanding responses to date.

Financial Report

June 2012 financial reports were submitted to the Board as information. Crystal Heck discussed the listing of all outstanding receivable – she will be sending out letters the first of September 2012 to remind owners of their outstanding accounts.

Old Business

The Board has received a quote from Can Spec Enterprises for replacing the whole bridge top layer with fir. The cost would be \$9150.00 plus GST plus the cost of disposing of the old boards. Jan Wells made a motion that the Board hires Can Spec Enterprises to perform the task of replacing the boards with a budget of approximately \$10,000 which will include some monies for disposal. Shawn Little seconded the motion, carried unanimously.

Tri-Electric is scheduled to come next week to fix the power problems on Lot 133 and Lot 134. The gravel and sand are already on site and the power should be restored by early next week. Rod Yakubow volunteered to run the tractor where necessary in the repair.

Update on the mowing – Wes Tweedle volunteered and did some mowing to help with the line of vision for driving through the golf course.

Shawn Little will have access to a lift to change the flags on September 8th or 9th, 2012. Jan Wells will purchase a Canadian Flag and an Alberta Flag.

The Board expects to receive the report from the inspector on the state of the playground. The Board will bring forth the findings at next meeting.

After some discussion, Eric Corbiere moved that they give Jim Jansen permission to increase the available office project funds by \$5,000.00. John Budd seconded the motion, carried unanimously.

The Board discussed the state of Lot 120 and Jan Wells will send another letter of non compliance.

New Business

The water leak at the centre has been cleaned up and dried. Changes were made so that it will not happen again.

Jan Wells will look into the possibility of joining crime watch / neighborhood watch to help with vandalism/thefts that is occurring at Birchwood.

Other Business

Birchwood now has an email address which is mail@birchwoodcountrycondo.com.

We have had three members of our community pass away over the last month. Marvin Degen, Lot 17; Gloria Wickhorst, Lot 35; and Kim Richard, Lot 135. Condolences go out to their families.

The Board has had some requests to make referrals for preferred real estate agents. The Board feels that they are not in the position to make these types of referrals.

Correspondence

For filing: Mobuck Holdings Ltd. letter, electrical information on Lot 133 power problems, and letter from Lot 42 regarding extension on culvert & building addition.

Adjournment

Meeting adjourned at 9:10 p.m.

The next meeting will be at 7 p.m., Thursday, September 20, 2012, at the Birchwood Center.

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

08/23/2012