

# Minutes–August 31, 2011, Board Meeting

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

*(Draft for review & approval)*

Attending: Jim Jansen, Sharon Kuzio, Peter Tadman, Dan Hill, Don Welsh, and Crystal Heck, accountant/recording secretary. Wally MacNeil was unable to attend.

Guests: Jan Wells, Lot 99 & Loretta Welsh, Lot 33 Social Committee; Christine Stasuik & Bill, Lot 3; Wes Irvine, Lot 100; Rita Bijeau, Lot 70; Rod Yakubow, Lot 133; Larry Kuzio, Lot 62; and Eric Corbiere & Nancy Dube, Lot 6.

### **Agenda**

Jim Jansen called the meeting to order at 7 p.m. at Birchwood Center.

### **Open Forum**

Christine Stasuik, Lot 3, wondered if there were any updates regarding the golf course. Jim Jansen said there was little new information and the creditors no longer wanted questions asked of their lawyers as it was too expensive for them. He reported that someone was going to take the hay off the golf course for the hay alone, did some work, but it proved to be too costly and the individual decided not to complete the initiative. Beyond that, there were a number of rumors about the status of the course but nothing concrete that the Board was aware of.

Wes Irvine asked about the removal status of the golf course bridge in the creek near the garbage bin. Jim Jansen and Peter Tadman explained that the matter is in the hands of Alberta Environment and has been since spring.

Rita Bijeau, Lot 70, sought permission for an extension to a development permit for moving a garage, which she now hopes to have completed before winter. She was advised that with approved development permits it is customary that applicants have one year to complete the work.

Jan Wells, representing the Social Committee, wondered when the next *Bugle Newsletter* would be sent out to the owners. Sharon Kuzio said there was little news to report and no plans for an upcoming newsletter. Jan Wells noted that the social committee would like to put out reminders about the Crib night for Mondays at 7:30 p.m. and Shuffleboard on Fridays at 7:30 p.m. and will do so on the web site and bulletin board notices. Peter Tadman said the web site is up-to-date and an excellent way for owners to keep informed.

Jan Wells asked if the Board had considered fixing and upgrading the washrooms by Nielson Park, which currently need plumbing fixtures and a paint job. Dan Hill said the

Board would look into the idea and would definitely accept monies that the Social Club has offered to help with such a project.

Larry Kuzio reported that there are still problems with unwanted debris being dumped in and around the garbage bin. Again, there was a reminder that if the refuse abuse continues, Brazeau County will remove the bin.

Eric Corbiere & Nancy Dube, Lot 6, introduced themselves as new owners and wondered if any owners had the names of any contractors who could remove nuisance trees. Don Welsh undertook to provide them some information. Jim Jansen took the opportunity to ask the new owners if they felt they were well informed when they purchased their property about what is expected with regard to being part of a bare land condominium. They replied that they felt they were well informed by their lawyer as well as real estate agent. They also reported that they received a welcome package when they first moved in which they found helpful.

The open forum was completed at 7:25 p.m.

### **Board Portion of Meeting**

Jim Jansen called the Board portion of the meeting to order at 7:30 p.m. Peter Tadman moved that the July 20, 2011, meeting minutes be accepted, seconded by Dan Hill, carried unanimously.

### **Social Committee**

Jan Wells reported during the Open Forum portion of the meeting.

### **Water Report**

Rod Yakubow handed in his water report for filing. It was reported that Len Woollven has shown some interest in getting recertified by the province to backup Rod Yakubow during absences. Jim Jansen provided the OK for Len to pursue the idea with the condo corporation paying for the costs.

### **Site services**

Larry Kuzio submitted his August 31 report which detailed duties provided for the month. Gate repair, garbage disposal problems, gravel placement, trimming trees and dust control were among numerous site services initiatives.

There was a general discussion regarding enhancing security to curtail abuse of the dumpster and damage to the entrance gate, both of which are ongoing, costly concerns for owners. During the past couple of weeks owners Al Hill, Lot 149; Garry Horton, Lot 166; and Bob Clark, Lot 155; volunteered equipment and time to remove large non-household goods dropped outside the dumpster. Discussion centered on ideas such as closing the dumpster at night; providing recycling bins; purchasing and installing electronic security devices.

Peter Tadman moved that security cameras be purchased and installed at an estimated cost of approximately \$1,100; seconded by Dan Hill; carried unanimously. Dan Hill

volunteered to obtain estimates and arrange for purchasing and installing the equipment and will be advising directors via e-mail.

### **Financial Report**

Crystal Heck submitted the 2011 reports for May, June and July. Sharon Kuzio moved to accept the financial statements as presented; second by Don Welsh; carried unanimously. The financial information is ready to be submitted to the auditor and will be delivered within a week by Crystal Heck. Jim Jansen confirmed that arrangements have been made to use Tom MacLean's Lot 38 to store our fuel tank and grader and for the use of his equipment. Larry Kuzio will be keeping track of what equipment and hours are used. As per this new signed agreement, Crystal Heck will reimburse Tom MacLean for Lot 38 pre-paid 2011/12 condo fees.

### **Old Business**

The status of county animal control was tabled till the next meeting. There was a limited discussion about barking dogs and too many dogs and Don Welsh wondered if owners should be encouraged to incorporate something to restrain dogs from barking.

With regard to a recent county protocol meeting, Wally MacNeil and Jim Jansen met with the new director of planning. Subsequently, Brazeau County was sent a letter listing the names of the existing Board and noting that two Board member signatures are required for any Birchwood development application. Brazeau County was also asked to refuse any Birchwood development permit that is more than six months old.

### **New Business**

The Board received a \$15,000 cheque from Penn West representative Cliff Ellis as a donation toward the Birchwood Center muster station expansion. Penn West has confirmed that the money was provided with no restrictions on its use although its use should recognize a gathering point in the event of an emergency; there should be a muster station sign; a call list near the phone with our GPS location and emergency phone numbers; an emergency medical kit; and an air horn to notify owners if there is an emergency situation. Penn West also suggested that at some point in time there be area marshals who would go door-to-door and/or phone owners during a test emergency run that should be undertaken. Penn West has been advised that the Board will acknowledge its donation via a plaque. Dan Hill volunteered to get the muster station work completed.

The Board has also sent letters to Arc Resources & Daylight Energy to see if they would be interested in contributing to the muster station expansion. Jim Jansen suggested that the Board may want to consider establishing a committee to determine how best to proceed with new donated monies.

The status of reviewing property conditions and following up deficiencies was tabled until next meeting. To date there has been a noticeable, positive response to deficiency letters sent out following the July Board meeting.

Sharon Kuzio provided an update on the status of the bylaw special resolution and suggested that the Board provide a follow-up to owners, as promised in its original spring letter, to ensure owners have the necessary information and are encouraged to respond by voting or making known what changes they require in order for the updated bylaws to gain their acceptance. Sharon Kuzio suggested the follow-up letter to owners who have not responded ask for a response by the October Board meeting.

It was confirmed that our web site contract has been renewed for another three-year term.

### **Correspondence**

Correspondence for filing: letter to county planning director with list of condo key contacts; deficiency letters re: Lot 8 (Schultz) general cleanup; Lot 48 (Opper) old vehicle; Lot 73 (Gerelus) unsightly property; Lot 108A (Boucher) unsightly property; Lot 71 (Emo) unsightly property; Lot 51 (Smith) unsightly property; Lot 43 (Kriese) stale dated development application.

### **Adjournment**

Meeting adjourned at 10 p.m.

**The next meeting will be @7 p.m., Wednesday, September 21, 2011, @Birchwood Center.**

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