

that has been hit a couple of times this winter. Telus will not be doing anything to rectify the problem by moving it but will have it fixed this spring sometime. Larry Kuzio wanted to remind owners to recycle – he has been making a trip once a week dealing with the cardboard that owners place in the dumpster.

Lana Southorn, Lot 82 is now the manager of our website. She requested of the Board to please send information to her as a PDF file and she will update the website.

Richard Cummings, Lot 92 expressed his enjoyment of the social aspect that Birchwood has now with the addition of the centre – otherwise he had no issues.

Gary Verhaeghe, Lot 105 commented how clean our community is, there is not garbage scattered that is typical in the cities in the spring. He carries a bag on his walks to pick-up anything he sees and encouraged all owners to keep our community clean.

Wes Irvine, Lot 100 welcomed back the owners that were down south for the winter. He would like to see some gravel placed on the road near his residence to help with the water issue that he deals with every spring. Wes Irvine would also like to thank Larry Kuzio for a job well done over the winter on the grading of the snow. Wes Irvine also inquired whether the Board will be mowing the golf course. The Board sent a letter requesting permission to mow last fall and the letter was returned as “address unknown” and do not have an alternate address at this time.

Rod Yakubow, Lot 133, had no concerns but was here to give his water report.

Eric Corbiere, Lot 6, explained he has heard a few complaints regarding the grass mowing or lack of, trespassers on owner’s property and the snowplowing. John Budd explained that owners need to be in touch with the Board to have things like this addressed. Regarding the problem with trespassers this is not a problem the Board wants to get involved with – need to report it to the authorities and pursue it that way.

Albert Oborowsky, Lot 10, thanked Larry Kuzio for a job well done on the snow removal over the winter. This is his first Board meeting and he is happy living out here at Birchwood.

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

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 7:55 p.m. John moved that the October 11, 2012, meeting minutes be accepted as presented, seconded by Don Welsh, carried unanimously.

Water Report

Rod Yakubow supplied the Board with his October 12 to April 13 written reports. April usage was 184448 gallons with 16 gallons of chlorine used. Lot 147 CC valve was shut off last fall due to a possible leak on the premises – Larry Kuzio notified the owners last

fall – need to follow up with this before the CC valve is turned on. There was a major leak at Lot 32 – the leak was before the CC valve and required work to get it fixed – approximate cost of repair was \$6,000. The loss of water in 3 days amounted to 20,000 gallons.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the months of October 12, 2012 to April 30, 2013. His report detailed the work completed over the winter. Two items in his report that were addressed were that the keypad and antenna were fixed on the security gate and the receipt of Lot 101's development permit.

Financial Report

July 2012 to March 2013 financial reports were submitted to the Board as information. Jan Wells moved that the financial reports be accepted as information, Wally MacNeil, seconded, carried unanimously.

Old Business

- Playground dismantle update – as per notes previously in the minutes this is being addressed. Shawn Little had no updates on the fundraising to replace the playground but notified the Board that the Condo Corporation is not eligible for grants as a means of funding this project.
- New camera and surveillance signs were purchased and are installed.
- By Laws – meeting with Peter Tadman and Jim Jansen will be held to determine what the Boards next move should be.
- Mobuck Holdings: Dave Schumacher – resent a letter requesting the process to obtain a permit of \$2,500 plus GST to transport mobile homes or equivalent through the south gate access. Dave did not receive the letter sent from the Board last fall.
- South gate to be used as emergency access. There has been a sign posted that lists the Birchwood Center phone number. An answering machine will intercept after three rings to advise who to contact in the event of an emergency.
- Rural Crime Watch update – Jan Wells has been in contact with the Tomahawk and Buck Mountain organizations. The Buck Mountain Crime watch offers membership for corporate (\$100 annually) and family (\$25 lifetime) Jan Wells will contact Mike Lachance from Buck Mountain organization to see if he would come to our AGM and speak on behalf of the Rural Crime Watch. Don Welsh moved that the Condo Corporation join the corporate membership with the Buck Mountain Rural Crime Watch Association for the annual \$100 fee. John Budd seconded the motion, carried unanimously.
- Fire prevention update – John Budd and Don Welsh attended the Sustainable Resource Development (SRD) meeting at Lindale Hall sponsored by Brazeau county and came back with brochures and some memory sticks – the items will be available to owners at the AGM.
- Letter to the Golf Course owners requesting permission to mow the course was returned last fall – The Board is still trying to obtain an alternate address to send another letter.

- Don Welsh will try to touch base with Dan Hill to get the centre's key as he has not attended a meeting since last summer.
- Welcome packages to new owners are still on-going – Jan Wells is looking into updating the packages.

New Business

- There are currently two school busses parked on common property. The Board has advised the owner's that they are to find alternate parking arrangements.
- From the open forum, Paul Mah indicated that he is willing to look after the mowing contract again this year. The Board will draft up a new contract proposal.
- Larry Kuzio is working hard to keep the grader in working condition. The new Board should add an item to the 2013-14 budget to start saving for a replacement.
- Currently the Birchwood Center is insured for \$64,300. Jan Wells will be in contact with our insurance company and find out the process to increase coverage for the addition as per Jim Jansen's estimate.
- AGM 2013 – Jan Wells has most things copied and once the Board reviews the draft agenda and letter to the owners the packages can be assembled and mailed out. This is scheduled for May 3, 2013 at the centre.
- Don Welsh will check with a few owners to volunteer to be scrutinizers for the AGM on June 1, 2013 10 a.m.
- The Board will try to get speakers from the Rural Crime Watch and County Councilor.
- Currently the centre has 60 chairs – the Board is asking owners to bring some lawn chairs if they can – may not be required depending on the total attendance.
- The social club is sponsoring coffee and BBQ for the AGM. They are also going to purchase commercial type rugs for the front entrance.
- The Board discussed and agreed to add Tuesday fitness night at the center sponsored by the social committee for all owners who wish to participate.
- The Board discussed the possibility of having a water line hooked up to the fridge in the centre and felt that it was something that wasn't necessary at the present time.
- Lot 90, Bruce & Sharon Swanston have volunteered to have their piano stored at the centre for owners to use. The Board prepared a letter signed by both parties absolving the Board of any liability.

Correspondence

For filing: All correspondence sent to Lot 36 over the past year was returned to the Board last week, therefore, the AGM information will be sent only to the property management firm.

Adjournment

Meeting adjourned by John Budd and seconded by Wally MacNeil at 10:50 p.m.

The next meeting will be @10 a.m., Saturday, June 1, 2013, @Birchwood Center.

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

05/06/2013