

Minutes–July 15, 2015, Board Meeting

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

(Draft for review & approval)

Attending: Don Welsh; John Budd; Glenn Gallant; Jan Wells; Lana Southorn; and, Crystal Heck (Accountant/Recording Secretary). Regrets: Lorry Clark and Denis Bellavance

Guests: Beverly Baltesson and Randy Finnamore, Lot 74; Jerry Wells, Lot 99; Dianne Gallant, Lot 5; Dave Nokinsky, Lot 3; Richard Cummings and Jeannette Craddock, Lot 92.

Agenda

Don Welsh called the meeting to order at 7:00 p.m. at the Birchwood Center.

Open Forum

Richard Cummings, Lot 92; had no complaints, but asked if it would be feasible for Brazeau County to take over our community, thus eliminating condo fees. Don Welsh explained there was some discussion in this regard in the past, and there were numerous reasons why this was not feasible: our roads would not meet County standards; we would be unable to use our golf carts and ATVs within our community; the power system; and the cost of sewage disposal would increase, as it would broaden to include all county residents. Jan Wells commented that there would be an increase in taxes, since the assessment in Hamlets, Villages and Towns is far greater than our current assessment.

Beverly Baltesson, Lot 74; expressed appreciation and thanked Beverly and Alec McKenzie, Lot 131 for taking care of the flower beds at the Center; Jerry Wells, Lot 99, and Gary Verhaeghe, Lot 105; for painting the picnic tables, etc, at Nielsen Park; Jerry for painting the power boxes and the shed at the Center; and, Bruce Swanston, Lot 92; for painting the railings at the bridge and front gate. Beverly Baltesson commented on the great volunteer base we have in the community, and that their participation makes Birchwood a better place.

Dave Nokinsky, Lot 3; asked for clarification as to what areas are mowed by the grass cutting contractor, specifically in the right of way by his property. Randy Finnamore, Lot 74, who has the grass cutting contract, will check into this.

Jerry Wells, Lot 99; asked the Board's permission to purchase electrical supplies to fix the power boxes that are in disrepair. Glenn Gallant, Lot 5, agreed that Jerry Wells purchase what is needed for the repairs, and submit the bill for reimbursement.

Jeannette Craddock, Lot 92; Randy Finnamore, Lot 74; and Dianne Gallant, Lot 5; were in attendance as observers.

The Open Forum was completed at 7:20 p.m.

Board Portion of Meeting

Don Welsh, Lot 33; called the Board portion of the meeting to order at 7:20 p.m. Don Welsh moved that the June 17, 2015 meeting minutes be accepted as presented, seconded by John Budd, and carried unanimously.

Water Report

Rod Yakubow submitted the June Exova reports including water usage for filing. He reminded owners that the odd/even watering is in effect. The wells are maxed out on weekends, but are able to keep up. There is no rationing in place as yet, but if the lack of rain continues, this could change. A discussion was held with regard to the empty chlorine pails stored by the shed at the tower. Glenn Gallant offered to take them to the dump, as they are considered garbage once they are rinsed out.

Site services

Glenn Gallant reported that ditching started on July 14th, and is going well. He stated there are areas where culverts may need to be replaced or installed. Glenn Gallant and Don Welsh will look into this, and make decisions based on budget constraints. Don Welsh commented that the Condominium Corporation provides the first culvert, and if it needs to be replaced, it is the responsibility of the owner.

Glenn Gallant reported that some concerns have been raised with respect to the state of the roads and ditches due to Windy Ridge Septic Vacuum Services trucks. Glenn Gallant will discuss those concerns with Gerald Dresder.

Glenn Gallant has been in contact with owners regarding unsightly and un-mowed yards, and will follow-up on this.

Glenn Gallant has not heard from Brazeau County regarding the scheduling of dust control. He also stated that some areas are in need of gravel. The Board raised concerns as to the lateness of the dust control application, and was hoping to bring in gravel after the dust control application. This will be discussed further, after Brazeau County has confirmed the date for dust control application; and consideration will be given to gravelling the areas in the greatest need.

Financial Report

Crystal Heck submitted the financial reports for April and May. The financial report for June will be submitted at the next meeting after the bank statement is received. Crystal Heck prepared the change of Directors and mailed this to the Alberta Government for update. To date, 104 lot owners have paid their condo fees for 2015-2016. Deadline for submission was today.

Brazeau County Liaison – Nothing to report

Birchwood Enhancement Projects Committee – Nothing to report

Old Business

Center parking lot enlargement: a question was raised at the June 17th meeting regarding the cost of enlarging the Center parking lot. Jan Wells reported that the total cost was \$740. for dirt, and \$800. for gravel. She stated that funds were donated by the Social Club to the Center Building Fund for the project. The Social Club donated \$4,000. in 2011, and \$3,500. in 2012.

Water Conservation Signs: in process, and should be completed prior to the next meeting.

Grader: the old grader was sold on June 15th, the proceeds added to the grader reserve fund, for a total funding available of \$29,500. An ad hoc Board Meeting was held on July 5th to discuss options for purchasing a grader. Board members have been actively looking for a grader to purchase. They looked at several graders, all were old, some in disrepair, and none were suitable for our needs. Don Welsh stated that Bruce Swanston offered another solution – the Kubota, which he purchased and is currently using to maintain the roads would be an excellent choice; and because it is new, would last for many years. Also with the purchase of a new blade, it would do a better job of clearing the roads, both in winter and summer months, than a grader. He proposed that the Board consider taking over the payments for the Kubota, trade in the current blade, and purchase a special blade. Don Welsh moved that the Board accept Bruce Swanston's offer to purchase the Kubota including all attachments. Lana Southorn seconded the motion, and carried unanimously. Glenn Gallant moved that the Board purchase the special blade and trade in the current blade. Lorry Clark seconded the motion, and carried unanimously. The Board will proceed with the purchase of the Kubota

Storage of fuel tank and some accessories for the Kubota: a discussion was held regarding use of the shed near the tower to store the fuel tank. The shed is currently unsuitable, and would need renovations. The Board will investigate further.

New Business

Open Forum: no new business arising from the Open Forum.

Meetings with Brazeau County:

-Meetings were held on July 4th and July 11th with Councillor Anthony Heindrich and Birchwood Owners, regarding Land Use Bylaw (LUB), and special consideration for Birchwood's unique situation. A further meeting was scheduled for Birchwood Owners on July 20th at 7:00 p.m. to discuss and draft a presentation for a future Brazeau County Council Meeting.

-At the Brazeau County Meeting July 4th, it was suggested that copies of geotechnical surveys be kept in Condominium Lot files. The Board feels this information is between Brazeau County and the Owner, and should not be filed in Lot files. A question was also raised as to what Birchwood receives from the County. Currently the County provides: Sanding, Dust Control Labor, Garbage, Lagoon, and the Playground.

Birchwood Bus Stop: Concerns were raised regarding a rotting tree where the children stand at the Bus Stop. The Board will investigate and deal with this issue prior to September when school starts.

Vacancy on the Board: Denis Bellevance submitted his verbal resignation to the Board. This item is tabled for the next meeting.

Other

The Board wishes to express condolences to the family of George Nohos, a former Birchwood resident, who passed away on July 1, 2015.

New Owners

Welcome to Meg McChesney, Lot 158.

Correspondence for Filing

Veranova Property Mgmt.
CMB Insurance.

Adjournment

Meeting adjourned at 9:34 p.m.

The next meeting will be held on Wednesday, August 19, 2015 at 7:00 p.m. at Birchwood Center.