

# Minutes–July 20, 2011, Board Meeting

---

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

*(Draft for review & approval)*

Attending: Jim Jansen, Sharon Kuzio, Wally MacNeil, Peter Tadman, & Don Welsh. Dan Hill joined the meeting at the start of the Board portion. Crystal Heck (Accountant/Recording Secretary) was unable to attend.

Guests: Jessica Bellevance, Lot 42; Joanne Nelson, Lot 66; Lyle Frunchak, Lot 37; Jo MacNeil, Lot 7; Jan Wells, Lot 99; Loretta Welsh, Lot 94; Rita Bijeau, Lot 70; Wes Irvine, Lot 100; and Rod Yakubow, Lot 133.

### **Agenda**

Jim Jansen called the meeting to order at 7:05 p.m. at Birchwood Center.

### **Open Forum**

Joanne Nelson, Lot 66, said she was in attendance to talk about her dogs. She said she was sick and tired of one person complaining about them, resulting in letters from the Board. She said two of the dogs belonged to her sister and would only be on site temporarily, however, was uncertain how long temporarily would be. She was advised that the Board had received more than one concern about her having four dogs and also that the Board had received more than one concern about her dogs barking. It was pointed out that Brazeau County bylaws allow a maximum of two dogs per lot and our rules and regulations, which the Board has an obligation to enforce, are consistent with that.

Lyle Frunchak, Lot 37, wondered when the security gate would be fixed as it seemed to be out of service for a long time. He was advised that the service provider that makes electronic repairs to the gate had to wait for parts but was scheduled to have the problem fixed before the week was out.

Jo MacNeil, Lot 7, said the Board was doing a great job.

Rita Bijeau, Lot 70, said she thought the Board should show some leniency with regard to too many dogs and dogs barking on Lot 66.

With regard to the playground, Rita Bijeau said she appreciated a newly installed swing set, claimed it was unsafe, and said she would like to see a professional set installed.

With regard to the minutes of Board meetings, Rita Bijeau said in her view, a comment in the recent minutes made by someone else had been meant as a joke and should not have been recorded.

With regard to the bylaws, Rita Bijeau, said there were a lot of RV references in the new proposed bylaws when we are not an RV park.

Peter Tadman advised her that in one area with 28 lots about 60% of the lots fall in the category of RV/Park Models and there was a similar if not greater RV/Park Model ratio in a second area that had been looked at.

In terms of the status of the bylaws, Jim Jansen advised that the special resolution is still underway but stated that the Board encourages anyone who has problems with the present proposed bylaws to make known their views in writing to the Board.

Rita Bijeau said she would like to see a contact list for Board Members posted on the bulletin boards. Presently there is a list available on our web site.

Wes Irvine, Lot 100, wondered if our present bylaws and rules and regulations remain in effect awaiting the outcome of the special resolution. He was told that that is accurate.

Wes Irvine also brought information to the meeting, letting everyone know that the highway to Drayton Valley has been posted with a sign that road construction will be starting July 25. He said the construction will continue for a long time, meaning traffic being cut down to one lane in each direction and thus being delayed.

The open forum was completed at 7:30 p.m.

### **Board Portion of Meeting**

Jim Jansen called the Board portion of the meeting to order at 7:35 p.m. Peter Tadman moved that the June 20, 2011, meeting minutes be accepted as amended, seconded by Don Welsh, carried unanimously. The amendment to the minutes was a change to show that anyone with concerns about shooting wildlife in the area should contact Alberta Sustainable Resources and/or the RCMP directly.

### **Social Committee**

Jan Wells and Loretta Welsh asked for clarification from the Board on the use of Birchwood Center and the surrounding common property; asked for approval to store outdoor game equipment indoors; and sought assurances that the building clean-up following social events was being handled fairly. They said that the committee is tentatively planning a potluck/silent auction in the fall.

### **Water Report**

Rod Yakubow handed in his water report for filing. He noted that water usage is down significantly, due primarily to rainfall levels.

### **Site services**

Larry Kuzio submitted his written report which detailed duties provided for the month of June 21 to July 17, 2011.

Wally MacNeil reported that he had handled four development applications, including one received from the county which did not contain condominium corporation approval.

Jim Jansen & Wally MacNeil will meet with the county to discuss the protocol surrounding the development application process.

Wally MacNeil reported that he had contacted seven lot owners regarding unsightly properties, asked them to correct their deficiencies, which related primarily to grass cutting, and all complied, although it was pointed out that one lot still leaves a lot to be desired.

Wally MacNeil also reported: (1) the county will provide 24 hours notice prior to any dust control on the roads, a process that is overdue because of the wet weather we have experienced this spring/summer (2) road gravelling has been completed at a cost of approximately \$16,700 (3) Alberta Environment has toured the golf course property and will take action that will include Brazeau County.

The Board decided that it has an obligation to follow through on complaints about too many dogs on Lot 66 and will take another step in the process by forwarding the matter onto Brazeau County.

The Board decided that due to unwarranted, unacceptable verbal abuse being directed toward Board members (and on occasion members of their family) who sign letters of deficiency to owners, that future letters will come from the full Board, include the Board phone & fax numbers, and include an invitation, should the recipient of the correspondence wish to discuss the matter, that they can do so at the next Board meeting.

With regard to concerns about tall grass on the golf course being a fire hazard, Wally MacNeil has brought this to the attention of the county. In addition, the matter may soon resolve itself as the Board has been advised that the golf course is now officially up for sale.

With regard to grass clippings and leaves, Wally MacNeil has obtained the go-ahead from the county that these are now allowed at the Lindale Transfer Station.

With regard to the misuse of golf carts on common property, Wally MacNeil reported that the problem, at least for the time being, seems to have gone away.

### **Financial Report**

No report.

### **New Business**

Jim Jansen presented the new *Capital Replacement Reserve Fund Study* which was received as information. It recommends a reserve fund of \$286,100 and the funding for that will be put in place by the Board. Jim Jansen will also discuss the invoice with the engineering company that completed the study, as it exceeds the original quote.

Jim Jansen reported that Birchwood Center has pretty much been completed with the floor, baseboards, and painting done. He said a cement pad is being considered as a front step to the building.

Peter Tadman advised that he has received word from Penn West that an application we made for a donation for Birchwood Center has been approved. Penn West has said it is making arrangements to present a \$15,000 cheque to us in the near future. Dan Hill said the Board should use the money to ensure that our building is equipped so we have a working muster station. The Board agreed to discuss this matter with Penn West.

With regard to the site committee, Wally MacNeil and Jim Jansen will conduct a tour to review the condition of properties.

With regard to the bylaw special resolution, voting, which was delayed due to the mail strike, continues. The Board will review the matter at its next meeting.

Peter Tadman reported that a new laptop computer, purchased for about \$530, is now ready for use.

Jim Jansen reported that he was able to make arrangements with Tom MacLean to store our road grader and fuel tank in the Quonset building on Lot 38 via a one-year agreement to forgive the condo fees on that lot.

### **Other Business**

The Board decided to renew our web site contract for a five-year term at about \$75.

Jim Jansen advised that he has spoken with the new owner of Lots 160, 161, 162 and advised him that the Board will be carrying out some ditching for proper water control where the Lot 161 driveway joins the condo road.

### **Correspondence**

For filing: deficiency letters re: Lot 80 (Wachter) parking; Lot 132 (Milford) parking; Lot 66 (Nelson) animal control; Lot 36 (Johnson) animal control.

### **Adjournment**

Meeting adjourned at 10 p.m.

**The next meeting will be @7 p.m., Wednesday, August 31, 2011, @Birchwood Center.**

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