

Minutes—June 17, 2015, Board Meeting

Condominium Corporation No. 882 0814 www.birchwoodcountrycondo.com

(Draft for review & approval)

Attending: Don Welsh, John Budd, Glenn Gallant, Lorry Clark, Jan Wells, and Lana Southorn. **Regrets:** Denis Bellevance, Crystal Heck.

Guests: Sharon Kuzio, Lot 62; Mark & Dionne Girard, Lot 58A; Richard Cummings & Jeanette Craddock, Lot 92; Dianne Gallant, Lot 5, Doug Clark, Lot 65; Bev Baltesson & Randy Finnamore, Lot 74; Jerry Wells, Lot 99; Eric Corbiere, Lot 6; Cynthia Kirton, Lot 167; Brenda Toth, Lot 168; Rod Yakubow, Lot 133; Bruce Swanston, Lot 90.

Agenda

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

Open Forum

Don Welsh thanked all the owners in attendance for coming and asked for everyone to introduce themselves and note any concerns they may have.

Sharon Kuzio, Lot 62, asked about the positions held by the new Board. The information is posted on the notice board at the Center. She noted that to avoid a law suit, she did not want the Board to act on behalf of all the owners with the County with regards to building development. Don briefly summarized the presentation he gave at the Brazeau Council Meeting. Dionne Girard asked how this will affect those living in the flat area. Don stated it could have a negative affect on the community as a whole with respect to property values. Bev Baltesson commented on Don's excellent presentation on behalf of the community. Doug asked how this will impact existing developments. Don stated that if the development matches the permit, there would be no problem, as they would be considered grandfathered from any new Bylaws.

Mark Girard, Lot 58, inquired about the reason for the rate increase. Jan explained that the Board was able to reduce expenses in some areas however; maintenance costs have and will continue to rise. The increase is largely due to the decrease in the previous year's surplus carry forward which is \$5,105. in 2015/2016, versus \$29,099. in 2014/2015.

Dionne Girard, Lot 58A, asked why we needed a larger parking lot at the Center, as she felt it was an unnecessary expense. She also asked what the cost was to expand the lot. Don replied that the former parking lot was too small, and that it was necessary to enlarge the parking lot for the safety of those attending meetings and functions at the Center. Eric Corbiere, Lot 6, does not agree that the parking lot needed to be expanded.

Rick Richard Cummings, Lot 92, observing.

Jeanette Craddock, Lot 92, and Dianne Gallant, Lot 5, commended Bruce Swanston on the great paint job on the bridge.

Doug Clark, Lot 65, mentioned that a 770 grader at Tomahawk is in good shape. Don stated that the Board will check it out.

Bev Baltesson and Randy Finnamore, Lot 74; and, Jerry Wells, Lot 99; observing.

Rod Yakubow, Lot 133, was attending to present his water report to the Board, and mentioned that the water usage is high especially on weekends. He suggested we may need signs to remind residents of water conservation and days to water.

Bruce Swanston, Lot 90, suggested that when landscaping is being done, it would be helpful if the owner contacted the Board to ensure they don't have water problems and that they have contacted Alberta First Call. Don suggested this may be an item for the Rules and Regulations.

Cynthia Kirton, Lot 167, thanked Rod for turning on their cc valve, and asked about the old bridge in the creek. Don stated it was the old bridge from the golf course and the golf course is preparing to remove it, but cannot do so until after spawning season.

Brenda Toth, Lot 168, expressed appreciation for keeping the gate closed, it cuts down on dust.

Eric Corbiere, Lot 6, commented on the good job on the roads and bridge.

The open forum was completed at 7:45 p.m.

BOARD PORTION OF MEETING

Don Welsh called the Board portion of the meeting to order at 7:45 p.m.

Water Report

Rod Yakubow submitted water reports for filing. He noted that water problems were encountered in Cedar Glen; and a float had to be replaced. Rod also mentioned that the cc valve may have to be replaced at the wash house.

Don noted the cc valve at the Playground being under a cap. Rod feels this should not be a problem. This will be documented for future reference.

Site Services

Bruce Swanston is painting the bridge, and will continue with the entrance gate. He noted the power boxes need to be painted, and trees and branches need trimming. He could use help with those tasks, so if available to assist, please call Bruce.

Glen Gallant mentioned the long grass on some lots. He will discuss with owners personally. He plans to start ditching and repairing culverts and will begin with the areas in greatest need. Glen Gallant reviewed the grass cutting needs and expectations.

Consideration/Approval of Minutes

April 22, 2015 Board Meeting, moved by Don Welsh, seconded by Lana Southorn, carried unanimously; June 6, 2015 Organizational Minutes, moved by Lorry Clark,

seconded by John Budd, carried unanimously; June 6, 2015 Budget Meeting, moved by Lana Southorn, seconded by Don Welsh, carried unanimously.

DIRECTOR'S REPORTS

Birchwood County Liaison - Lorry Clark reported that contact with the County is on-going; and several Birchwood owners attended the June 14th Brazeau Council Meeting.

Old Business

School Bus Stop. Lorry Clark and Don Welsh contacted Wild Rose School Division to ensure only Birchwood children were being picked up at the dumpster area. The issue seems to be resolved, but will continue to monitor.

New Business

a) Items Arising from the Open Forum

- **Sign for Water Conservation.** It was decided that three signs are needed. Jan Wells and Don Welsh will work on this.
- **Cost of Upgrading Parking Lot:** Jan Wells will check on costs.

b) Brazeau meeting July 4, 2015 at 10:00 a.m. Don Welsh and John Budd will chair the meeting.

c) Weed Control: It was decided that due to health issues, and as it is cost prohibitive, the Board will not spray for dandelions.

d) Grader: Effective June 15, the old grader sold for \$5,500. Jan Wells will call to have the insurance cancelled. Glen Gallant, Bruce Swanston and Don Welsh are in the process of acquiring a replacement.

Correspondence

The Board received a letter from an owner requesting clarification and interpretation of specific Bylaws and Rules and Regulations. Jan Wells will respond to the letter.

Other

The Board of Directors wishes to express their condolences to families and friends of Birchwood residents Russ Bellevance and Al Pinkoski, as well as former resident Ed Trautman, who passed away recently.

Adjournment

Meeting adjourned at 10:10 p.m.

Moved by John Budd, seconded by Lana Southorn

Next Meeting: July 15, 2015, 7:00 p.m.