

# Minutes–June 21, 2012 Board Meeting

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

*(Draft for review & approval)*

Attending: Don Welsh, John Budd, Eric Corbiere, Shawn Little, and Jan Wells.

Regrets: Wally MacNeil (attended the open forum), Crystal Heck, accountant/recording secretary.

Absent: Dan Hill.

Guests: Rita Bijeau, Lot 70; Larry and Sharon Kuzio, Lot 62; Lot 100; Gary Verhaeghe, Lot 105; Jim Jansen, Lot 41A; Richard Cummings and Jeanette Craddock, Lot 92; Wally MacNeil, Lot 7.

### **Agenda**

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

### **Open Forum**

Rita Bijeau, Lot 70, expressed a concern that she felt the snow removal has lapsed over the last couple of years and wondered if the Board had a contingency plan should the present operator or grader become disabled. She was not able to make it up the hill after the bridge once the snow melted. Don Welsh asked if she had all season tires or winter tires because the winter tires make a huge difference for winter driving. Rita indicated that she has all season tires and is not prepared to purchase winter tires unless she uses funds from her condo fees. Don Welsh commented that there may be occasions that the snow removal may not be able to be performed in an immediate fashion due to weather conditions but every attempt is made to clear the roads in a timely manner. Regarding the contingency plan, Larry Kuzio reported that there is a two day wait for sand and or backup grader because the Brazeau county clears main roads and school bus routes first. Larry also commented that he would be willing to help anyone up the hill if called upon and Rita asked if he would also pay for any damage to her vehicle should any arise from that action. The Board stated that there would not be any liability for this action. After much discussion the Board advised that we live in a rural setting with hills and owners should take responsibility to ensure that their vehicles are equipped suitable for these conditions.

Gary Verhaeghe, Lot 105, noted that reviewing the previous year garbage removal costs reflected a decrease. Gary felt that this decrease was a direct result of the efforts from Larry Kuzio who has been monitoring, sorting and cleaning the dumpster of items not adhering to the household garbage definition as well as flattening all boxes. He thanked Larry for his efforts. Gary also thanked the Board for the dust control efforts made to the roads.

Jim Jansen, Lot 41A, congratulated and thanked the new Board members for stepping forward. Jim brought forward the application for development of the addition from Brazeau county for the Board members to sign. He reported that the plans for the expansion were at Drayton Valley Home Hardware for costing of supplies. Also, Jim thanked all who helped to drop the trees, all have been cleaned up. He is hopeful that they will receive as many volunteers to work on the addition as for the first stage and intends to post "work bee" notices on the front gate.

Richard Cummings, Lot 92, wanted to know if the plans for expansion of the center included moving the office to an enclosed area within. Jim Jansen replied that they had discussed a cubicle type area for the office.

Sharon Kuzio, Lot 62, came to see what it felt like sitting on the other side of the table.

Rod Yakubow, Lot 133, wanted confirmation that the email that he sent requesting the Board to discuss moving the power box and the Telus pedestal that is now located in the middle of his driveway was on the agenda. Don Welsh replied that yes it was on the agenda and would be discussed. Further, Mr. Yakubow commented that he had made the same request last fall and was told that the matter would be dealt with in the spring of 2012 and to date has not heard anything. Jim Jansen apologized that this matter had been overlooked and the Board assured Rod that his request would be discussed. Rod handed in the water reports for March, April and May stating that all levels were normal or below normal for the duration.

Rita Bijeau, Lot 70, requested a copy of the water reports and received the same.

Richard Cummings, Lot 92, asked if the water pressure could be increased and Rod replied that not at this time due to the age and the uncertainty as to the pressure that the current pipes can maintain. Rod also added that the water levels continue to be stable and should the levels drop, the odd-even watering days will be requested through signage at the gate. It was requested that the signage should clearly outline that odd refers to odd lot numbers water on odd number days in the month and even refers to even lot numbers water on even number days in the month. It was also mentioned to advertise smart watering referring to watering early morning rather than mid afternoon.

Wally MacNeil attended the open forum and reported the following:

- Called several lot owners regarding cutting of their grass and had a favorable response.
- Issued development permits for; Lot 64, Lynes Hanna, concrete pad; Birchwood Center, 24' X 32' addition.
- Researched the history of the bridge maintenance and found that it was re-planked in 1988 at a cost of \$31,126.73 and was recertified in July 31, 2007. Currently the planking is in bad shape as the bolt heads are sticking up.
- Paul Mah, Lot 154, was awarded the grass cutting agreement for this season and is doing a great job.

- Lot 120, Karl Beausoleil, was issued a non-compliance letter on September 30, 2011. To date there has not been any reply or action from the letter and have been unable to contact the owner by phone. The front yard is still a mess with logs strewn all over the yard. Suggest that the Board take further action and levy the \$75 fine.
- Lot 109, Michael DeVuyst, is in the process of building on his lot. No development permits from Birchwood or the Brazeau County have been issued. Spoke with the owner and the unit he is building will be re-located to B.C. He is using his premises for an industrial center which is contrary to our by-laws.

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 7:50 p.m. John Budd moved that the June 2, 2012 and June 7, 2012 meeting minutes be accepted, seconded by Shawn Little, carried unanimously.

### **Water Report**

Rod Yakubow handed in his water report for filing. Associated Engineering was sent out by Alberta Environment to test the water at all the wells and inspect all well-housing. A report on its findings has not been received as yet.

### **Site Services**

Larry Kuzio requested that a security camera is purchased for the front gate to enhance security and identify the parties responsible for breakage of the gate. Eric Corbiere suggested changing the gate code, however, such a change would require all of the remotes to be reprogrammed as well. Eric will inquire on the prices and availability of a new camera that will be compatible to the one currently in use at the garbage dumpster. Larry asked if he was to continue to use the grader as he felt necessary and have Wally MacNeil approve his hours and the Board agreed for him to continue.

### **Old Business**

Jan Wells reported on behalf of the Social Committee that the upgrade to the washroom at Nielsen Park is in progress. To date the plumbing has been repaired and upgraded for hot water and the supplies have been purchased.

Shawn Little reported that the water drainage issue on Lot 161 is clear at this time.

John Budd will contact Wes Tweedle to book the Lindale Hall for the June 1, 2013 AGM.

Jan Wells reported that Scott Bigelow contacted her regarding his account in arrears and Crystal Heck is checking his account to ensure that his statement is correct.

## **New Business**

Lot 133, Rod Yakubow provided an email requesting moving the power box and the Telus pedestal on his lot as they are both currently located in the middle of his driveway. John Budd is going to investigate the options and process for this request.

Jan Wells reported to date the bylaw responses received were 43 or 19%. She has also received payment for condo fees from 17 owners.

Re-planking of the bridge deck was discussed and John Budd suggested that we have a consultant determine the status and provide a cost estimate. John will contact Dan Hill to obtain any contacts or information he may have to find such a consultant. Alternatively the Brazeau county may have the information as well.

Shawn Little has expressed a concern for the playground, whether it meets safety standards, and if not, what would be required to bring it up to standard. Discussion also included signage required or closure until changes can be made should the playground not pass the inspection. Shawn has contacted Dell Harrison from Apple Play Safe in Spruce Grove (780-962-4940) who charges \$500 for an inspection. John Budd moved that Shawn move forward with preparing a letter to present to Apple Play Safe and arranging for an inspection. Eric Corbiere seconded the motion; all in favor; carried unanimously.

Jan Wells suggested that a printer is purchased for the board that is capable to connect to the laptop and able to print owners mail outs which will eliminate usage of personal equipment and also using Ink Pot services to carry out Board business. Large mail outs are taken to the Ink Pot in Drayton Valley where we pay .10 per side and the ink cartridges for personal printers cost \$45. Discussions included the purchase of a printer that is capable of doing large mail outs and also cost efficient with the ink/toner. Eric Corbiere moved that Jan Wells investigate for a suitable printer at the best price. John Budd seconded the motion; all in favor; carried unanimously.

## **Correspondence**

Court order approval for the sale of Lot 46 currently belonging to Albert Boisvert.

**Adjournment**  Meeting adjourned at 9:20 p.m.

- The next meeting will be @7 p.m., Thursday, July 19, 2012, @ Birchwood Center.

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