

Minutes–May 9, 2012, Board Meeting

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

(Draft for review & approval)

Attending: Jim Jansen, Sharon Kuzio, Peter Tadman, Wally MacNeil, Don Welsh, Dan Hill and Crystal Heck, accountant/recording secretary.

Guests: Eric Corbiere, Lot 6; Jan Wells, Lot 99; Larry Kuzio, Lot 62; Wes Irvine, Lot 100; Gary Verhaeghe, Lot 105; Lana Southorn, Lot 82; Jo MacNeil, Lot 7; Rick Cummings & Jeanette Craddock, Lot 92; Rod Yakubow, Lot 133; and Shawn Little, Lot 160/161/162.

Agenda

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

Open Forum

Wes Irvine, Lot 100, welcomed the Board members back to the area from their holidays down south.

Gary Verhaeghe, Lot 105, expressed some concern about the excess gravel in the ditches due to the plowing over the winter. He questioned the Board about measures to get the gravel back on the road. Larry Kuzio is in the process of checking on road sweeping rental prices and will work on getting the ditches cleaned out, possibly using a work-bee. Gary Verhaeghe asked if the Board had found a contractor to deal with the grass cutting for the current season. Jim Jansen explained that there is currently an ad in the Western Review and the ad has been posted on our message board and also been sent out to all owners in the AGM mail-out package. To date, there have been some inquiries but nothing concrete as yet. Larry Kuzio advised that Gail McCrindle had notified him that she would continue mowing common areas in Cedar Glen if the Board was not successful in finding a replacement.

Lana Southorn, Lot 82, asked if the Board was pleased with what is on the website. Lana Southorn's daughter-in-law, Melissa, will continue uploading information forwarded from the Board. Lana Southorn asked that from now on the meeting minutes be forwarded to her from Crystal Heck and she will then pass them along to Melissa. Peter Tadman advised that the website is working extremely well, with information from Board meetings being available within a week to 10 days, a practice that makes the information timely and relevant and works well for everyone.

Jan Wells, Lot 99, asked the Board if the Social Club could have its scheduled potlucks at the center instead of in the Nielsen Park area during the summer. The Board approved the idea. All the events will be advertised on the website.

Jim Jansen told Jan Wells that her name will be placed on the agenda of the AGM so that she can give an update of the Social Club.

The Social Club also asked if it could supply some labor and materials for renovations to the washroom at Nielson Park and the Board gave its OK.

It was suggested that the library books, many of them musty, may need to be thrown out during the clean up. Sharon Kuzio will put a note on the bulletin board regarding the books.

Wes Irvine said he would take the washer and dryer which are no longer of any use for the condo association.

There will be a hard copy of the activities that the Social Club will be offering distributed at the AGM. Copies can be made at the center for distribution as well as being posted on the bulletin board.

Jim Jansen provided an update on the golf course advising that the price has been reduced to \$850,000 and someone did a walk about on the weekend. Wally MacNeil advised that he had talked to Brazeau County regarding the fire danger of the uncut grass and that the matter has been with the Brazeau County since last fall. Jo MacNeil suggested that maybe the Board should approach the Fire Department as perhaps it would have more influence in getting this issue resolved.

Shawn Little, Lot 160,161 &162, introduced himself as a new owner. He volunteered to let his name stand as a potential director. He has some concerns regarding drainage and the culvert in his front driveway. Wally MacNeil, Larry Kuzio, and Shawn Little will investigate and resolve the issue by the end of summer.

The Board announced that the bylaws were reviewed and revised over the winter, taking into account the written and verbal comments of owners who were given numerous opportunities to make known their views.

The open forum was completed at 7:40 p.m.

Board Portion of Meeting

Jim Jansen called the Board portion of the meeting to order at 7:45 p.m. Don Welsh moved that the minutes be accepted as circulated; seconded by Sharon Kuzio; carried unanimously.

Water Report

Rod Yakubow handed in his water reports (October 2011 to March 2012) for filing. There will need to be a new CC Valve put in for Lot 112. Rod Yakubow supplied, for filing, a comparison of water usage over the past years. Don Welsh volunteered to coordinate a group of volunteers to make a map locating all the CC valves. Jim Jansen said the water contract would be revised to reimburse the contractor for the cost of necessary trips to Edmonton

Site services

Larry Kuzio submitted his report which detailed duties provided for the month. It was suggested that the Board should look into buying another security camera, for the gate,

and exchanging it for the camera already in place in the garbage dumpster area. The Board agreed.

Financial Report

Crystal Heck submitted the 2011 reports for July to December, 2011 and January to March 2012. Sharon Kuzio moved to accept the financial statements as presented; seconded by Don Welsh; carried unanimously.

Old Business

Wally MacNeil reported that the question of the golf course bridge in the creek near the dumpster continues to rest with the government, being reported to the authorities more than a year ago.

New Business

Crystal Heck was asked by the Board to call the auditor regarding the difference between the auditor's report and the reserve fund study amount. Crystal advised that the auditor explained that the reserve fund study amount is a suggestion without the need for an exact match.

The Board agreed to spend the \$15,000 donation toward Birchwood Center given by Penn West for concrete, muster station signage and acoustics. Peter Tadman moved that Jim Jansen remain as Birchwood Center Project Manager with ongoing responsibility for the completion and enhancement of Birchwood Center, ensuring that all building donations are used for that purpose. Don Welsh seconded the motion, carried unanimously.

Peter Tadman moved that the Board approve the newly revised bylaws and its accompanying necessary owners' special resolution. The bylaws, voting form, and explanatory letter will be available at the June 2, 2012, AGM for distribution. Dan Hill seconded, carried unanimously. Peter Tadman volunteered to oversee the voting process. The owners' special resolution needs to have 75% of the registered owner's approval for it to be adopted.

Jim Jansen has an agreement with Tom MacLean that the Board can continue to store the grader and supplies in the building on Lot 38. Jim Jansen moved that in lieu of rent the Board would continue to forgive condo fees for payment. Sharon Kuzio seconded the motion, carried unanimously.

Insurance policy is up to date and paid for – new certificates have been received.

AGM mail out has been done and the Lindale hall has been booked for 10 a.m., June 2, 2012. Wally MacNeil will arrange for the hall sound system. Set up is scheduled for 9 a.m.

Correspondence

Correspondence for filing: Redemption order Lot 46, Boisvert; Deficiency letters: Fitzgerald Lot 163 - Fitzgerald response, Board consideration & response; Bigelow Lot 9; & Hill Lot 117.

Adjournment Meeting adjourned at 9:35 p.m.

- **The next meeting will be @10 a.m., Saturday, June 2, 2012, @ Lindale Hall.**

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

5/15/2012