

Minutes–May 16, 2011, Board Meeting

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

(Draft for review & approval)

Attending: Peter Tadman, Sharon Kuzio, Jim Jansen, & Crystal Heck (Accountant/Recording Secretary). Greg Jansen, Bob Leeder and Dan Hill were unable to attend.

Guests: Reanne Verbeek & Aaron Dennison, Lot 74; Wes Irvine, Lot 100; Marie Howarth, Lot 85; Gary Verhaeghe, Lot 105; Mae Wachter, Lot 80; Rod Yakubow, Lot 133; & Linda & Russell Bellevance, Lot 110.

Agenda

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

Open Forum

Marie Howarth, Lot 85, requested information from the Board regarding possibly having another spring cleanup, where volunteers using loaned equipment pick up large items and take them to the Drayton Valley Dump. Sharon Kuzio explained that in the past it has been abused where owners are saving all their garbage to be hauled to the dump by Board volunteers. Marie Howarth suggested that perhaps the Board could still pursue this for all the owners that do not have a way of hauling large items to the dump by charging a nominal fee. This will be tabled for the new 2011/2012 Board to decide on after the AGM on June 4, 2011. Aaron Dennison volunteered his time if the Board does decide to go ahead with the spring cleanup for large item pick-up. The owners in attendance expressed their appreciation to the Board for its past efforts.

Marie Howarth, Lot 85, also asked about the decline in her property assessment values. Jim Jansen explained that he had heard it was county-wide not just Birchwood. Jim Jansen also reminded the owners in attendance that the Brazeau County AGM was May 17, 2011, at the Rocky Rapids Hall with beef-on-a-bun at 6 p.m. and the meeting to start at 7 p.m. He encouraged owners to attend if they had property value questions.

Mae Wachter, Lot 80, explained to the Board that she seen an incident of a pickup truck full of bagged garbage at the dumpster a couple of weeks ago and wanted to know what should be done to avoid this happening again. She did call Larry Kuzio but by the time he got to the dumpster the pickup truck was gone. The Board expressed to the group that owners, if they see something that doesn't seem right, take the initiative to get license plates or approach the person to ensure they are owners.

Aaron Dennison, Lot 74, asked the Board what is allowed to be placed in the dumpster as he was new to Birchwood. He was told that the dumpster only accepts household garbage

and Brazeau County has made it clear that if there is continuing misuse the dumpster will be removed. The meeting was told that it is imperative that owners only place household garbage in the dumpster. Any other garbage needs to be taken to Lindale or Drayton Valley landfills.

Reanne Verbeek, Lot 74, asked if there were any additional gate remotes available. Sharon Kuzio has 5 or 6 remotes and those wanting them just need to stop in at her home and she will supply them one for a \$30 deposit.

Gary Verhaeghe, Lot 105, said he had concerns that the dust control has not been completed to date and asked when owners could expect it would be done. He was advised that the latest information from Brazeau County was simply that the school routes are their first priority. He was also advised that Larry Kuzio will price out the possibility of other contractors providing this service. Larry Kuzio also was checking out prices on possibly using recycled pavement instead of gravel / dust control. He will get back to the board with costs and the Board may just do a small portion of the road to check on how durable it is in comparison.

Gary Verhaeghe also inquired about the golf course and wondered if the Board had any new updates. Jim Jansen explained that the golf course is currently in a lawsuit with its mortgagers and that Wilf Richard is not interested in someone taking over the property as a manager and running it this golf season.

Gary Verhaeghe also asked about the AGM packages and Sharon Kuzio explained they were mailed last week and some of the owners had already received their packages.

Wes Irvine, Lot 100, asked about a pile of fire hazardous debris placed near the dumpster. Larry Kuzio was using it to put dead items/fallen trees from common property with intentions of hauling it away. It was initially a small pile but apparently is being used by other owners to discard their dead items there as well. Larry Kuzio will hire Bob Graham to come and take it away because it is more than what his pickup can handle.

Wes Irvine also expressed his concern again with wanting to see a larger grader next winter make a winged pass a couple times just to keep the roadways open especially if we have the same amount of snow next year.

Russell Bellevance, Lot 110, complimented the Board on the new Birchwood Centre. The Board asked him if he had any suggestions regarding the acoustics in the building and he said he would check into some suppliers he had used in the past and try to get some information on what they can do to correct this.

Jim Jansen took this time to tell the owners that everyone is invited to shuffleboard/dart Friday nights at the centre with fire/socializing at Nielsen Park on Friday's once the fire ban has been lifted.

Questions were raised regarding liquor consumption at Birchwood Centre and Jim Jansen explained that liquor cannot be sold but can be brought in by owners.

Jim Jansen reminded those in attendance that all owners need to be diligent in keeping their boulevards mowed because the grass contractor will be busier this season with extra duties such as keeping the Birchwood entrance area mowed due to the golf course being closed.

Sharon Kuzio told the owners in attendance that Birchwood Centre now has a phone / fax line.

There was a reminder that sewage pump-outs will cost of \$42 (including GST) per tank and emergency pump-outs are being increased to \$125 per tank as well, effective May 24, 2011.

The open forum was completed at 7:50 p.m.

Board Portion of Meeting

Because there was no quorum the three attending Board members decided to conduct an informal/informational meeting as this was the last scheduled meeting before the AGM. Jim Jansen called the Board portion of the meeting to order at 7:55 p.m. Sharon Kuzio moved that the April 25, 2011, minutes be accepted as corrected, seconded by Peter Tadman, carried unanimously. Corrections to the minutes were to the effective date of the sewer policy change from May 20, 2011 to May 24, 2011.

Water Report

Rod Yakubow handed in his water report for filing. He reported that usage for April 2011 was normal. Some repairs were completed to Cedar Glen and Willow Ridge. Discussions on a backup for Rod took place and Jim Jansen said he would approach Len Woollven to see if he would be interested in renewing his certification to cover as backup.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the month of April 2011. Larry Kuzio explained that the bridge railings have been repaired but are no longer removable and thus will not accommodate trucks/trailers/any other vehicles that are wider than eight feet to cross. Anything wider than eight feet will have to be transported over the road at the back of the property.

Financial Report

There were no April financials available because the April 2011 bank statement had not been received as yet.

Unfinished Business

All unfinished business will be tabled to the next Board meeting when there is a quorum. (Grader storage, marking of CC Valves, *Reserve Fund Study* & completion of Birchwood Centre including acoustics, floor/cupboards, etc).

New Business

Jim Jansen will review contracts and ensure that any necessary changes are implemented. Jim Jansen will pursue seeing to the completion of the dust control either by gravel/dust control or recycled pavement hopefully before the end of June so that costs will be in this years budget. Jim Jansen received two development permits during the month.

Crystal Heck to prepare a cheque re: web site uplinking.

Peter Tadman noted that Melissa Southorn recommends all condo owners would find a course offered by the Canadian Condominium Institute invaluable. Its web site is: <http://www.cci-north.ab.ca> . The course, which Melissa has taken for condo management, is offered a few times a year at the Ramada Hotel near the city centre airport.

With regard to Birchwood Centre volunteers/donors, it was decided that a letter would go out after the AGM as well as a thank you in the AGM Birchwood Centre report.

Sharon Kuzio will find two additional helpers for the AGM to be scrutineers.

Board members are to be at Lindale Hall by 9 a.m., Saturday, June 4, 2011, to set up for the AGM.

A discussion centered on a written submission by Rita Bijeau, Lot 70, about upgrading the *Willow Ridge Playground*. The discussion revolved around the need or lack thereof, the demand of owners or lack thereof, and the willingness or lack thereof of the Board to pursue adding expensive state-of-the-art equipment to our existing facilities. The Board will respond in writing to the proposal.

Correspondence

The following correspondence was received and will be filed: Penn West May 6 application for \$15,000; County letter to Bruce Little and our response to Bruce Little re: our file entitled County Garbage; June 30, 2010, original auditor's report; Lot 9, fine due and payable; Lot 121 returned mail; Lot 8 legal letter.

Adjournment

Meeting adjourned at 9 p.m. with a motion by Peter Tadman, Sharon Kuzio seconded, carried unanimously.

The next meeting will be the Annual General Meeting @10 a.m. on June 4, 2011, in the Lindale Hall.

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

5/18/2011