

Minutes–October 11, 2012, Board Meeting

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

(Draft for review & approval)

Attending: Don Welsh, John Budd, Wally MacNeil, Jan Wells & Crystal Heck (Accountant/Recording Secretary). Absent: Shawn Little, Eric Corbiere & Dan Hill.

Guests: Wes Irvine, Lot 100; Larry & Sharon Kuzio, Lot 62; Jim Jansen, Lot 41A; Denis Bellevance, Lot 42; Lyle Frunchak, Lot 37; and Rod Yakubow, Lot 133.

Agenda

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

Open Forum

Wes Irvine, Lot 100 asked the Board to give some clarification to the rumors in the neighborhood and in Drayton Valley about the retirement of Silver Septic Service before Christmas 2012. Don Welsh has talked with Mr. Les Silver and he hasn't made any definitive decisions but is required by his contract to give the board 60 days notice.

Jim Jansen, Lot 41A, asked the Board for an update on the by-laws resolution. Peter Tadman and Jim Jansen both have campaigned around the neighborhood to get the votes into the board. Jan Wells has received around 60% of the votes in with more expected in the mail from the efforts of these volunteers and the board.

Jim Jansen gave an update of the centre addition. The project is nearing completion. The building has cost approximately \$24,000 to date with flooring still to be completed. The flooring has been ordered and received but due to some unforeseen problems the floor layer has postponed the installation until a later date. The air exchanger will cost approximately another \$2000, eaves could be \$1000, and \$560 was delivered for gravel for a total approximate cost of \$29,600. Special thanks to the Social Committee for their hours of volunteering to paint the addition and their donation of a picture. Special thanks to Peter & Maxine Tadman for the donation of a picture and clock for the addition as well.

Sharon Kuzio, Lot 62 asked the Board if there were any updates on the security camera purchase. The Board asked if Sharon or Larry Kuzio would be interested in looking into different cameras and purchasing the one they feel will be appropriate at the gate. There were inquiries by owners as to why there was no lighting in the gate pad. Larry Kuzio will check out if there is a problem and let the board if a new pad will need to be purchased.

Lyle Frunchak, Lot 37 asked the Board what the update was on the emergency numbers being placed at the Arc Resources exit. Currently the Board is looking at options on what numbers to use as well as what type of sign should they use. After the open forum the Board is looking into getting voice mail attached to the Birchwood Centre phone and they will have a message on the voice mail to advise the numbers of owners that have the key to get out past the Arc Resource gate. If this process works Crystal Heck will donate a sign to place at the entrance with the Birchwood Centre phone number listed. Lyle Frunchak also has some concerns with the large dogs wondering the area. The Board has requested that if there are concerns with dogs, owner's names are necessary so that the Board can follow up.

Lyle Frunchak, Lot 37 also asked about the status of getting recycle bins installed at the dumpster. The Board reminded the owners that there is a cost associated to having these bins installed and utilizing the Lindale transfer station is more of a cost benefit to the owners.

Denis Bellevance, Lot 42, attended the open forum as an observer.

Rod Yakubow, Lot 133, wanted to let the Board know that he installed a different bell dish at the centre and the television is now working.

The open forum was completed at 7:25 p.m.

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 7:30 p.m. John Budd moved that the September 20, 2012, meeting minutes be accepted as read, seconded by Wally MacNeil, carried unanimously.

Water Report

Rod Yakubow handed in his water report for filing. He noted that water usage is normal and everything is going well. September's report showed 199,319 gallons of water with 13.5 gallons of chlorine were used for the month. The month's repairs were changing a shaft and pipe on Lot 112 and replacing a kit in the hydrant on Lot 63. Rod Yakubow reminded the Board that his license expires December 2012. John Budd moved that Rod Yakubow register and takes the course to renew his license for a cost of \$300.00. Don Welsh seconded this motion, carried unanimously.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the month of September 20 – October 10, 2012.

The swing set has not been removed to date. Wally MacNeil will double check with Larry Kuzio regarding the interest in an owner wanting the swing set. If the owner has

changed their mind the Board will get it dismantled before freeze up. Wally MacNeil has some concerns with Lot 120 and the disarray of their property. Don Welsh has volunteered to go and have a discussion with the owner regarding this. Grass cutting is complete for the year. The Board expressed their thanks to Paul Mah for an awesome job this year.

Treasurer

Jan Wells provided the board with an update on the Bylaw responses. To date we have received 60% of responses back with two more received this evening. The Board would appreciate that all owners get their bylaw responses in to the board ASAP.

Financial Report

August 2012 financial reports were submitted to the Board as information. There was an offer set forth to our lawyers for the sale of Lot 113. Crystal Heck submitted the information required by the court and will forward the affidavit for filing once notarized. John Budd moved that the financial reports be accepted as presented, Jan Wells seconded, carried unanimously.

Old Business

Nothing has been received back regarding the letter sent last month to Mobuck Holdings.

Jan Wells hasn't been able to do any more research into the implementation of the Rural Crime Watch program for Birchwood. She has noted that the next general meeting for Rural Crime Watch is in Olds, AB on February 8,9,& 10 2013. She will gather more information over the winter to bring back to the Board next meeting.

Brazeau County did send 4 people to take a look at the potential fire hazard that the golf course has caused by not being mowed. The Board could not give them a tour as it is private property. Laurie Johnson from Brazeau County has assured the Board that they will be in contact with the owners of the Golf Course by registered letter so this issue may be dealt with. Wally also showed them the bridges in the river and asked if they could assist with the cleanup.

Wally MacNeil hasn't been able to contact Dan Hill regarding his position on the Board. This will be tabled till the May 2013 meeting. Because Dan Hill has a Birchwood Centre key, Don Welsh will try to get in touch with him to get the key back.

Jan Wells has found the new owners packages and will work to get them updated and prepared to give out to new owners.

Wally MacNeil will be away this winter and the Board needs to appoint a Development and Site Services assistant to perform his duties. John Budd and Don Welsh volunteered to take on this position in Wally MacNeil's absence.

New Business

After some discussion on the signage for the emergency gate it was determined that Jan Wells will call Telus to see about adding voice mail to the Birchwood Centre phone and put a signage up at the gate with the Birchwood Centre phone number listed..

Other Business

Since the next meeting will be in May, discussion on the process of getting business done over the winter was held. It was decided that the Board members left will continue to deal with any issues and keep the other board members informed.

Correspondence

No new correspondence other than reports from Wally MacNeil, Rod Yakubow, and Larry Kuzio.

Adjournment

Meeting adjourned at 9:15 p.m.

The next meeting will be @7 p.m., Thursday, May 2, 2013, @Birchwood Center.

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