

# Minutes–October 12, 2011, Board Meeting

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

*(Draft for review & approval)*

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

Guests: Paul Mah, Lot 154; Larry Kuzio, Lot 62; Wes Irvine, Lot 100; Gary Verhaeghe, Lot 105; Clarence Wastle, Lot 84; and Eric Corbiere, Lot 6.

### **Agenda**

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

### **Open Forum**

Wes Irvine, Lot 100, wished the Board members who are going south a nice winter as this is the last scheduled meeting before spring 2012.

Eric Corbiere, Lot 6, brought in an ad offering a paid service for cleaning snow, etc. He asked the Board where he could place it for advertising to the owners. He also asked if he could use chains on his quad. The Board suggested he use the message board near the dumpster and confirmed that chains can be used during the winter. Don Welsh asked about the fallen tree situation on his lot as he did have a couple of phone numbers of contractors who could deal with those trees. Eric Corbiere explained that his plan was to deal with it himself this fall.

Paul Mah, Lot 154, introduced himself to the Board and asked about the rules pertaining to the use of quads in Birchwood. The Board explained the rules on quad usage are in the bylaws and like golf carts can be used to get from point A to point B. The Board reconfirmed that the farmer's field near the back of Birchwood is strictly off limits to quads. Paul Mah also requested some clarification on the grass cutting contract. The Board suggested that he contact Gail McCrindle who has volunteered to show interested parties what is expected of the contractor. The Board made it clear that the contractor choice will include interested owners first and if there are no interested owners the Board will look to advertise in March 2012.

Gary Verhaeghe, Lot 105, asked about the status of the bylaw special resolution. He was advised that responses are still being received as a result of two reminder notices sent out. To date approximately 100 signatures have been received from those approving the bylaws, but not enough for the 75% required for any special resolution to pass. Two written responses with suggestions of possible changes have also been received.

The Board announced that should the owners' special resolution not be approved the bylaws will be reviewed and revised over the winter, taking into account the written comments of owners, and presented to the owners at the 2012 annual general meeting. Gary Verhaeghe, Lot 105, commended the Board on its decision. He also said he would be interested in looking at what the Board was presenting to owners.

Clarence Wastle, Lot 84, also wondered about the status of the special resolution. He also said he would be interested in looking at what the Board was presenting to owners.

Jim Jansen advised those in attendance that he was approached by Roy Silver regarding calls made to Silver Septic Services at 5 p.m. where callers were expecting an immediate pump-out at around that time without paying for an emergency call-out. Jim Jansen explained that Roy Silver wanted to make adjustments to his contract that would address this problem and Jim Jansen wondered for the Board's background what the views of owners in attendance might be. It was unanimous that Silver Septic Service should insist that his contract already states a 24-hour-notice.

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

### **Board Portion of Meeting**

Jim Jansen called the Board portion of the meeting to order at 7:50 p.m. Correction to the September 21, 2011, meeting minutes were to amend 'Water Report' Line 6 from August 26 to September 26. Peter Tadman moved that the minutes be accepted as corrected; seconded by Sharon Kuzio; carried unanimously.

### **Water Report**

Rod Yakubow handed in his water report for filing. Usage for September was 204,602 gallons with 17.5 gallons of chlorine used. 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 submitted his report which detailed duties provided for the month.

### **Financial Report**

Crystal Heck submitted the 2011 reports for July and August. Sharon Kuzio moved to accept the financial statements as presented; seconded by Don Welsh; carried unanimously. The financial information has been submitted to the auditor. Sharon Kuzio made a copy of the new reserve fund study to forward to the auditor as the reserve fund value has changed from the previous amount.

### **Old Business**

There was a discussion about an earlier reported unsightly power box on Lot 133 (Yakubow). The Board decided to discuss the matter with Rod Yakubow and either re-clad the existing box or build a new one with the work to be completed in spring 2012.

Wally MacNeil advised that the status of Brazeau County Animal Control and Lot 66 (Nelson) having four dogs has been resolved. According to the county animal control officer, Lot 66 now has two dogs.

Wally MacNeil heard from Alberta Environment regarding the bridge in the creek near the dumpster and was assured that the matter has been passed to the federal government department of oceans and fisheries.

With regard to the grass cutting contract: the Board will accept submissions as announced in the *Bugle Newsletter*. To date the Board has had some interest but nothing in writing.

Jim Jansen asked that Larry Kuzio inquire with Arc Resources about the gate at the back road. There have been complaints about quads trespassing on the neighboring farmer's field. There may be a need to have a better gate or locking system installed.

### **New Business**

Dan Hill was unavailable to give an update on the security cameras that the Board passed for purchase as outlined in the August minutes. The Board agreed that Dan Hill should pursue this matter and get it looked after this fall.

Sharon will draw up a revision to the pump-out contract after she talks to Roy Silver to clarify what change he is seeking. Sharon Kuzio will notify owners if necessary.

Peter Tadman moved that Sharon Kuzio pursue the purchase of necessary grader tires from the US if tires cannot be purchased in Canada. Prices were suggested at approximately \$225 per tire with shipping at \$115. Wally MacNeil seconded the motion; all in favor; carried unanimously.

### **Correspondence**

Correspondence for filing: deficiency letters: Lot 108A, Boucher, fine; Lot 120, Beausoleil; Lot 135, Richard/Petty; Lot 163, Fitzgerald; Lot 168, Hill; Lot 169, Friesen/Gering. Crystal Heck to send out a statement to Lot 108A showing the fine and payment request. Sharon Kuzio will check and revisit the status of the lots that have recently received deficiency letters and further action will be taken if necessary.

**Adjournment** Meeting adjourned at 9:22 p.m.

- **The next meeting will be @7 p.m., Wednesday, May 9, 2012, @Birchwood Center.**
- **The AGM meeting will be held on Saturday, June 2, 2012 @ Lindale Hall.**

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