

Minutes–October 8, 2014, Board Meeting

Condominium Corporation No. 882 0814 www.birchwoodcountrycondo.com

(Draft for review & approval)

Attending: Don Welsh, John Budd, Denis Bellavance, Linda Verhaeghe, Lorry Clark, Jan Wells & Crystal Heck (Accountant/Recording Secretary). Regrets: Wally MacNeil.

Guests: Dionne Girard, Lot 58; Jessica Bellevance, Lot 42; Liana & Bob Bellavance, Lot 37; Bruce Swanston, Lot 90; Kathy Budd, Lot 1; and Rod Yakubow, Lot 133.

Agenda

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

Open Forum

Don Welsh thanked all the owners in attendance for coming and asked for everyone to introduce themselves and note any concerns they may have.

Liana & Bob Bellavance, Lot 37, wanted to attend a board meeting as they are going to be new owners as of October 15, 2014. Bob Bellavance had some questions about what is required to put up a garden shed as well as a chain link dog run. Don Welsh noted that there is information located in the Condo By-Laws as well as the Rules and Regulations which will help answer their questions. Jan Wells will prepare a welcome package for them. Regarding the development permit they will need to complete the Condominium Corporation development permit as well as Brazeau County for an 8 X 16 building and the dog run.

Dionne Girard, Lot 58A, and Kathy Budd, Lot 1 were in attendance as observers.

Bruce Swanston, Lot 90, was in attendance to hand in his report and to express concerns on the speed of some of the drivers in Birchwood. Don Welsh wanted to stress the importance for all owners to report such offences to the RCMP. The RCMP want all incidents reported so they can take appropriate action.

The open forum was completed at 7:20 p.m.

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 7:25 p.m. John Budd moved that the September 17, 2014, meeting minutes be accepted as presented, seconded by Denis Bellavance, CARRIED; unanimously.

Water Report

Rod Yakubow submitted the September reports including water usage for filing. Water usage for September was a total of 221,786 gallons and 18 gallons of chlorine used. Everything is going well, nothing out of the ordinary. Rod Yakubow has started shutting down the CC Valves for properties that will be vacant over the winter. He also has shut down the washroom at Nielsen Park.

Site services

Bruce Swanston submitted his site services report. Included in his report was grading of roads, cutting of trees at dumpster, changed light bulbs, and called Arc Resources to get the back gate lock replaced. A development application was received for an additional shed for Lot 73. A new drawing was requested and due to the lateness in the year the addition of shed will be postponed until spring.

Financial Report

Crystal Heck brought the amended June that included some additional costs for ground maintenance and the July and August reports. The Accounts Receivable listing was reviewed and discussed. The deadline of October 20, 2014 was recorded in the arrears notices sent out to owners. Crystal Heck will escalate notices to get owners up to date after this date as per the Rules and Regulations order. Linda Verhaeghe moved to accept the financial statements as presented. Don Welsh seconded, CARRIED unanimously.

Brazeau County Liaison

Lorry Clark brought to the Boards attention that a flyer is currently being circulated commenting about Brazeau County. This article was written by Lori Clark from Drayton Valley NOT Lorry Clark who is our Board member.

Lorry contacted Brazeau County regarding the school signage near Birchwood and it was determined that the signs are properly placed. Rick Innis is the Brazeau county representative for these issues.

BW Enhancement Projects Committee

Denis Bellavance explained to the Board that he as well as Jessica Bellavance and Lorry Clark were invited to a meeting last week with the Brazeau County to discuss a hypothetical proposal regarding the playground. Currently, Lot 27 has been transferred to Brazeau County and there may be an opportunity for the Brazeau County to build and maintain a playground on this property. Denis Bellavance reported that Brazeau County would have some conditions for the Condominium Corporation. Firstly, the annual operating assessment is waived for this lot and, second was that the lot would be cleared of trees and a chain link fence would be installed around the perimeter of the lot. John Budd moved that the Board waive condo fees for Lot 27, owned by Brazeau County on the condition that they would install and maintain a playground on this lot. Denis Bellavance seconded the motion, CARRIED; unanimously. Denis Bellavance will go back and tell the Brazeau County that this first step has been approved by the Board.

Denis reminded the Board that the BW Enhancement Project Committee is hosting the Ducks Unlimited banquet in February, 2015. The Silent Auction, Casino and Wine Tasting held on September 28, 2014 was very well received and \$931.02 was raised for the playground.

Old Business

The topic of updating the lights to larger fixtures will be tabled till next meeting in the spring.

The Rules and Regulations need to be revised to include specific details for unsightly vehicles as well as allowable numbers of sheds. Board members will work over the winter to complete this and have draft comments ready at the April, 2015 meeting so it can be included in the 2015 AGM packages.

Don Welsh has tried numerous times to get in contact with an owner regarding tenant issues whereby the mail is currently coming back unopened. Don Welsh is hoping to be able to contact the owner and will give an update next meeting.

Jan Wells would like to have the old files reviewed and organized during the winter and was hoping that members of the Board would be able to help. Jan Wells also suggested that a new

filing cabinet may need to be purchased. Linda Verhaeghe, John Budd, Denis Bellavance and Lorry Clark have volunteered to give Jan Wells a hand. The Board thanked Jan Wells and Lana Southorn for the job that they have completed to date.

New Business

Jan Wells asked if the Board members could update the calendar at the centre with dates that they will be away over the winter.

Correspondence for Review and Filing

Buck Mountain Holdings Limited – new address and permit applications.

Four non-compliance letters for yards were sent to owners over the last month.

Adjournment

Meeting adjourned at 9:20 p.m. by John Budd, seconded by Denis Bellavance, CARRIED; unanimously.

The next meeting will be on Wednesday, April 22, 2015, at 7 p.m. at the Birchwood Center.

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

10/20/2014