

Minutes–September 16, 2015, Board Meeting

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

(Draft for review & approval)

Attending: Don Welsh, John Budd, Glenn Gallant, Lana Southorn, Lorry Clark, Jan Wells, and Crystal Heck, (Accountant/Recording Secretary).

Guests: Beverly Baltesson, Lot 74, Jerry Wells, Lot 99, Sharon Kuzio, Lot 62, Doug Clark, Lot 65, and Rod Yakubow, Lot 133.

Agenda

Don Welsh called the meeting to order at 7:05 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.

Beverly Baltesson, Lot 74; Jerry Wells, Lot 99; Doug Clark, Lot 65; were in attendance as observers. Rod Yakubow, Lot 133 was in attendance to provide the August water report.

Sharon Kuzio, Lot 62, asked the Board if any action has been taken with the unsightly yards in the community. Glenn Gallant advised that he will follow-up in this regard.

Don Welsh summarized the status of the Land Use Bylaw (LUB) Update. It is his understanding that the Land Use Bylaws have been sent to a consulting firm for consolidation, and public meetings will be held in the near future at which time we will have the opportunity to provide feedback on the proposed changes.

Don Welsh mentioned that at the previous meeting, there was some discussion regarding ground disturbance training, and asked Jerry Wells and Rod Yakubow if either had taken ground disturbance training. Neither Jerry Wells nor Rod Yakubow had taken this training, and both agreed that training would be advantageous.

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 August 19, 2015 meeting minutes be accepted as presented, seconded by Don Welsh, carried unanimously.

Water Report

Rod Yakubow submitted the August reports including water usage for filing. Water usage for August was a total of 280,129 gallons, and 20.25 gallons of Chlorine were used. He mentioned that the recent rain has helped to lower the water usage in the community. Rod Yakubow stated that he looked into the low water pressure in Cedar Glen. He made some adjustments, and the water pressure seems to be normal at present. Rod Yakubow suggested that if owners are having problems there may be a buildup of soda in the fixtures, CLR would clear the fixtures and could help with the pressure. Shawn Little advised that he felt that the pressure has increased at his home after Rod Yakubow made the adjustments.

Site Services

Bruce Swanston was not in attendance. Glen Gallant submitted an update. Ten loads of gravel have been purchased and spread in the areas needing gravel. The blade for the Kubota has arrived, and a new valve installed. Rebar was kindly donated to the Condominium Corporation by Jerry and Betty Baskey, Lot 21, and will be placed with the white posts at the end of the culverts. This donation is greatly appreciated. The fuel tank has been moved to the renovated shed. Glenn Gallant reported that the community roads are ready for winter.

Glenn Gallant wanted to remind owners that the dumpster is a privilege. He stated that garbage bags have left outside the bin, and this has created problems with birds and animals getting into them, and spreading garbage. Another problem is unwanted items being left at the dumpster. Both situations are creating more work and time for the Site Services Manager in keeping the area clean. Cameras have been placed in the area.

Financial Report

Crystal Heck Submitted the July financial reports. Crystal Heck sent out overdue notices to owners who are currently in arrears.

Brazeau County Liaison – Lorry Clark reminded the Board that Anthony Heinrich will call about the public meetings dates regarding the Land Use Bylaw Update, in order for the Board to make plans to attend.

BW Enhancement Projects committee – Swing set has been repaired. The weeds will be dealt with next spring, because of the lateness of the season.

Old Business

Site Services Contract. Don Welsh and Jan Wells will meet with Bruce Swanston to discuss updating the contract to reflect the change in ownership of the Kubota, and clarification with respect to snow removal. A backup for Site Services Manager is also a concern, and the Board will look into this need.

Training and Safety. Don Welsh will look into the cost and availability of ground disturbance training for Jerry Wells and Rod Yakubow. Glenn Gallant will follow-up with the welder regarding construction of a “shoring device” for safety purposes when there is danger of collapse during repairs that require excavation.

Patio Door at Center. Glen Gallant advised that a special glass is required and this has been ordered from Speedy Glass.

New Business

Items arising from Open Forum. Glenn Gallant will follow-up on complaints brought forward regarding unsightly yards.

Requests by Lot Owners to Use Birchwood Center. A discussion was held regarding the need for guidelines, damage deposit, etc., to cover the use of Birchwood Center. Jan Wells, Lorry Clark, and Lana Southorn will prepare a draft to present to the Board for approval at the October Board Meeting. Karl Sjoquist, Lot 119, has requested the use the Center on October 10th, 2015 from 1:00 p.m. to 6:00 p.m. for a Wedding Anniversary/Birthday celebration.

Line Locating for Power Lines within Birchwood. Don Welsh stated that the Condominium Corporation is responsible for locating all electrical lines within the community. He explained that when the area was developed, the developer hired a third party to lay the power lines which were not done to the TAU standards (the electrical supplier at the time). Fortis now provides us with power to two boxes and from there; the Condominium Corporation is the utility owner. Don Welsh will contact Alberta One Call to be placed on their list. The Site Services Manager will be contacted by Alberta One Call when the need arises to locate an electrical line, and in turn will contact Second Call Locating, to arrange for their services. The Lot Owner is responsible for the cost of Second Call Locating.

Gate Controls. Jan Wells sold the last two gate controllers today and will put in an order to purchase more.

Correspondence

Nothing for filing

Adjournment

Meeting adjourned at 9:15 p.m.

The next meeting will be at 7:00 p.m., Wednesday, October 7, 2015, at Birchwood Center.