

Minutes–September 17, 2014, Board Meeting

Condominium Corporation No. 882 0814 www.birchwoodcountrycondo.com

(Draft for review & approval)

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

Guests: Shawn Little, Lot 161, Dionne Girard, Lot 58, Paul Mah, Lot 154, Jessica Bellevance, Gary Kolenski, Lot 171, Bruce Swanston, Lot 90, Glenn & Dianne Gallant, Lot 5, 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.

Dionne Girard, Lot 58A, wanted to know if there was any more information on the cougar sighting. According to Larry Kuzio's report there was a sighting reported from one of the lot owners. Since the sign was posted there have not been any further reports.

Shawn Little, Lot 161, asked if the Board had made any decisions for installation of speed bumps. Discussions at the previous board meetings resolved that it would not be feasible to provide this. Costs for the speed bumps were between \$150 to \$450 dollars and would be labor intensive to move them for the grader even if owners volunteered to move them and this would disturb the dust control treatment. Again, there was a reminder to all owners to reduce speeding within the community.

Paul Mah, Lot 154, submitted a report for the 2014 mowing contract which stated that he would be under budget. He wanted to advise the Board that he has taken on a permanent position but felt that he would be able to continue with the mowing contract for 2015.

Bruce Swanston, Lot 90, our new site services manager, came to the meeting to introduce himself. The Board welcomed him to the new position. He has spent a few days learning the ropes from Larry Kuzio who resigned from this position as of the 15th of September.

Glenn Gallant, Lot 5, has some concerns regarding the large school buses parked in the community. The Board explained that this is a public service vehicle not a business vehicle as stated in the Rules & Regulations and have never had a problem with the buses being parked in the community. Earlier this spring the Board met with the Wildrose public school district to arrange for the children to be picked up near the dumpster area rather than the golf course parking lot. After some discussion the Board stated that a business vehicle, such as a gravel truck, would be permitted to park on occasion on an owner's lot. Glenn Gallant also asked the Board if they would consider installing larger street lights. The Board decided to bring this to the 2015 AGM to get a consensus from the owners on updating the lights to be larger.

Dianne Gallant, Lot 5, Kathy Budd, Lot 1, and Rod Yakubow, Lot 133 were in attendance as observers.

Reminder to owners that the Birchwood Enhancement Committee are holding a Silent auction, casino and wine tasting evening on September 28, 2014 at the Birchwood Centre from 7-10 p.m. All owners and guests are welcome.

The open forum was completed at 7:30 p.m.

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 7:35 p.m.

Wally MacNeil asked that in the previous meeting minutes a correction should be made to page 3 - "maximum height of any shed should not exceed 19 feet" John Budd accepted as corrected, seconded by Don Welsh, CARRIED unanimously.

Water Report

Rod Yakubow submitted the August reports including water usage for filing. Rod Yakubow explained to the Board that water was out for approximately 1.5 hours on September 6 due to an electrical issue. Jerry Wells fixed the problem and has purchased spare parts. Water usage for August was a total of 264,621 gallons and 26.5 gallons of chlorine used.

Site Services

Larry Kuzio submitted his site services report. Included in his report was that he graded roads and serviced the grader. The cougar sighting was also noted in his report. The road near Lot 92 had been repaired and the street light fixed.

Much discussion about the tidiness of owner's lots and how to treat the unregistered cars that are located on the properties and when are they considered unsightly. Currently there has been one fine sent to owners regarding this issue but the Board will keep monitoring the community for unkept and unsightly lots. All fine letters will be sent out with a specific deadline to rectify the infraction. Wally MacNeil and Denis Bellevance will prepare and review all letters before they are sent out.

There have been two development permits applied for by owners for sheds. Wally MacNeil asked is there any formal documentation of number of sheds allowed in the community. The Rules and Regulations may need to be revised to include the treatment of unsightly vehicles as well as allowable number of sheds.

Financial Report

Crystal Heck will bring the amended June, July and August reports to the next meeting. October 8 meeting she will also bring the accounts receivable listing to show what is currently outstanding. Jan Wells reported that a few of the fine letters were returned from the post office as undeliverable.

Brazeau County Liaison – Nothing to report

BW Enhancement Projects Committee

Denis Bellavance reminded the Board of the Wine Tasting/ Silent Auction fundraiser scheduled for September 28, 2014 from 7 to 10 p.m. at Birchwood Centre. Another Fundraiser will be supplying supper for Ducks Unlimited banquet on February 14, 2015. They currently have approximate \$ 9,200.00 in the bank. Congratulations to the committee for their dedication to getting a playground into the community.

Old Business

Site services contract was awarded to Bruce Swanston and letters advising this were sent out to all of the owners' and tenants.

Don Welsh will advise Tom MacLean that the Board's decision is to not purchase his Quonset building and lot. This purchase would have to have a special resolution with a 75% approval rate and, with the expectation of having to replace the grader, felt that it would not be affordable. Don Welsh did some research for the cost to purchase some kind of building to cover for the equipment. The quotes were around \$13,500 with volunteers needed to assemble the building.

The Board found the Flood Report requested by Vince Ziegler last month and forwarded it to him.

The Board thanked Denis Bellavance for purchasing and installing the new dead bolt at the Birchwood Centre.

Lorry Clark will contact Brazeau County regarding the signage for school pickup and speed as per the request from previous month's meeting by Mr. Allen.

New Business

The Board discussed the proposal from Bruce Swanston to personally purchase a tractor with snow blower attachment needed for snow removal. John Budd moved to accept the \$50 per hour rental for use of his equipment and Don Welsh seconded the motion, CARRIED unanimously.

Jan Wells reported an issue with owners and tenants not providing correct and or current addresses to the Board. Don Welsh offered to contact an owner personally regarding their tenants failure to adhere to the Rules and Regulations and Bylaws. Jan Wells will prepare an incident report for his reference.

Correspondence

For review and filing:

2 - Non-compliance letters regarding dogs.

1 – Non-compliance letter regarding owners' yard.

CMB Insurance – letter confirming payment made in full.

Adjournment

Meeting adjourned at 9:00 p.m.

The next meeting will be at 7 p.m. on Wednesday, October 8, 2015, at the Birchwood Center.

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