

# Minutes–September 19, 2013, Board Meeting

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

*(Draft for review & approval)*

Attending: Don Welsh, John Budd, Wally MacNeil, Shawn Little, Jan Wells, Linda Verhaeghe, Lana Southorn.

Regrets: Crystal Heck

Guests: Paul Mah, Lot 154; Gary Verhaeghe, Lot 105; Glenn and Dianne Gallant, Lot 5; Rod Yakubow, Lot 133.

### **Agenda**

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

### **Open Forum**

Paul Mah indicated that grass cutting had slowed down and that he was now doing leaf pick up. He felt that it has been a good year. He expressed his opinions regarding a playground saying he hoped the committee/Board would make every effort to get “the best bang for the money”. He also expressed some concern regarding equipment placed in different locations potentially causing problems for him regarding extra trimming.

Gary Verhaeghe expressed thanks to Paul for the excellent job he has done grass cutting. He expressed appreciation to Shawn Little and his committee for stimulating ideas within the community with regard to playground replacement. He further expressed his appreciation for the dust control and Larry’s hard work in maintaining ditches and culverts.

Dianne Gallant said that everything looked beautiful, that the people were great and that they were enjoying living at Birchwood. She expressed her opinion that a new playground would be good for the community. Glenn Gallant advised that he would be willing to haul sand or gravel for such a project at a reduced rate.

### **Call to Order**

Don Welsh called the Board portion of the meeting to order at 7:15p.m.

### **Water Report**

Rod Yakubow provided his written reports for filing.

He discussed efforts made on the Willow Ridge well house to alleviate the odor. Jerry Well’s installed a larger vent and provided a 220 test switch system for the chlorine pump. Everything is working well.

The Board also discussed with Rod the necessity of getting a certified back-up person within Birchwood to cover for his holidays and/or in case of emergency.

## **Site Services**

Wally provided Larry's written report for filing. The majority of Larry's time was spent with culvert cleanup and regular maintenance. It was also noted that the dumpster was again filling with cardboard.

## **Minutes**

Moved by Linda Verhaeghe and seconded by John Budd **that the minutes of the August 15, 2013 meeting of the Board of Directors be approved as circulated.** CARRIED

## **Financial Report**

Jan Wells presented an amended Balance Sheet, Statement of Operations and arrears notices for the period ending June 30, 2013.

Crystal Heck was contacted by Albert Boisvert to request information regarding the loan of a log splitter to the Board. Wally MacNeil will contact Bob Leeder for clarification.

Moved by John Budd and seconded by Don Welsh **that the financial report be accepted as presented.** CARRIED

## **Site Services Report**

Wally MacNeil advised that the eaves trough had been completed on the Birchwood Center.

The bridge was damaged on August 26, 2013 by a contractor working for the owners of Lot 101. The owner will discuss this situation with his contractor.

Wally further advised the Board that Curtis Human from Lot 91 assisted with the repair of the bridge. The Board wishes to thank Curtis for his assistance.

The Board was reminded of the promise of a donation of a load of gravel by Drayton Valley Sand and Gravel. The Board wishes to thank Wayne and Wes Irvine for their assistance in this endeavor.

Brazeau County approval has been received for Lot 105, Gary Verhaeghe's deck development.

## **Playground Committee Report**

Shawn Little presented a letter, on behalf of the playground committee, for Board signature, regarding Board permission for the committee to build a playground in the park. He also requested that the Birchwood Enhancement Projects AGM be held in conjunction with the Condominium AGM in June, 2014. The Board agreed to his requests.

There will be a meeting October 3, 2013 at 7:30 p.m. to discuss costs and fundraising strategies.

A poster will be posted on October 1, 2013 to advertise a pizza fund raiser for the Playground.

The Board discussed concerns with regard to insurance coverage. Jan Wells had called our insurance company and was advised that the Condominium Corporation was covered as long as equipment was CSA approved and that signage is posted. Shawn advised the Board that the Playground Committee would regularly inspect and log the equipment maintenance according to the manufacturer's recommendations to ensure that it is in good working order.

## **Old Business**

- Rules and Regulations

The Board appreciated the input provided by Peter Tadman via an email. It was agreed to discuss potential changes to the current Rules and Regulations at the October 10, 2013 meeting. Proposed changes will be circulated with the 2014 AGM package to be approved at the Annual General Meeting.

- Amalgamation of Lots

The Board advised that under the current Condominium Act amalgamation of lots was allowed but there is no reduction in Condo fees under this provision.

- Certified back up for Rod

This was discussed under the Site Report and it was decided that a poster would advertise this opportunity.

## **New Business**

- Thank you letter to Curtis Human

The secretary will send a letter of appreciation on behalf of the Board.

- South entry access locked

Wally MacNeil advised the Board that there was another lock placed by Mobuck Holding Ltd. on the emergency exit road. He felt that a letter from the Board requesting clarification was in order. Wally agreed to contact the owner by telephone for clarification prior to the Board initiating a letter.

- New owners or renters advisement

Jan Wells requested that Board members advise her of any new lot owners or renters in order for update the Lot Owners List.

- Rural Crime Watch

Fall meeting will be October 16, 2013 at 7:00 p.m. at the Buck Lake Community Hall.

## **Correspondence for Filing**

Correspondence sent and received was reviewed for any action required prior to filing.

## **Adjournment**

Moved by Wally MacNeil and seconded by Lana Southorn the meeting was adjourned at 8:55 p.m.

**Next Board Meeting: Thursday, October 10, 2013, at the Birchwood Center.**

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