

Minutes–September 21, 2011, Board Meeting

Condominium Corporation No. 882 0814 www.birchwoodcountrycondo.com

(Draft for review & approval)

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

Guests: There were no guests in attendance.

Agenda

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

Open Forum

There was no open forum.

Board Portion of Meeting

Peter Tadman moved that the August 31, 2011, meeting minutes be accepted, seconded by Sharon Kuzio, carried unanimously.

Social Committee

There was no social committee report.

Water Report

Rod Yakubow handed in his water report for filing. There was normal usage for August with no problems.

Rod was given approval to purchase necessary ceramic heaters for the Cedar Glen and Aspen Grove well houses.

The Board was advised that Rod would be meeting with Alberta Environment engineers on Monday, August 26, as Alberta Environment had asked to inspect our water facilities and advise of any necessary changes.

It was suggested that owners be advised via the Bugle newsletter to call Rod at 780-514-1223 to have their cc valves shut off for the winter. It was noted that Rod has the authority, without the consent of owners, to shut off cc valves on lots that are unoccupied.

Site services

Wally MacNeil reported that he is pursuing animal control concerns with the county and the status of the golf course bridge in the creek with Alberta Environment, concerns reported to both government agencies long ago.

The Board was advised that the county did a very good job with the dust control initiative but if there was a negative there seems to be an increase in speeding.

Deficiency letters will be sent to owners who have failed to advise the Board about their renters (Lot 108A, Boucher; Lot 135, Richard/Petty, also about noise control; Lot 168, Hill, also about animal control; and Lot 169, Friesen/Gering).

Deficiency letters will be sent to Lot 120, Beausoleil/unsightly premises; and Lot 163, Fitzgerald/outdated building permit, unsightly premises.

Recent deficiency letter matters have been resolved with the exception of Lot 108A, Boucher and that will be followed up with a fine.

An update was provided on development applications.

Jim Jansen submitted a letter from Gail McCrindle advising that she will relinquish her grass cutting contract at the end of the season. The Board accepted Gail's resignation with thanks for the terrific work she has done for owners. A notice for those who may be interested in the grass cutting contract, besides the reference in these minutes, will be placed in the Bugle newsletter advising applicants to contact the Board at P.O. Box 134, Lindale, AB T0C 1W0 or by dropping off a letter at the Birchwood Center mail slot.

Jim Jansen raised the question about snow removal from the condo roads over the coming winter and Larry Kuzio's offer (with Barry Allen being unavailable) to operate the grader and snow blower was welcomed. Larry will ensure the grader is equipped and running properly. Dan Hill will check out the availability of new grader tires.

Jim Jansen said he had received a concern about street lighting, that bulbs were too low, blinding and should be changed. The Board felt there was no need for change.

The Board also received a concern about an unsightly power box with a light on it at Lot 133, Yakubow. Jim Jansen & Wally MacNeil undertook to talk with Epcor/Fortis as a step toward fixing this situation.

There was a discussion about condominium tree trimming and the removal of such debris

Financial Report

There was no financial report.

New Business

Sharon Kuzio reported that a follow-up mail out with regard to the bylaw special resolution was sent out September 12 and responses were being received.

Dan Hill reported that he had examined various security equipment options and was awaiting a quote.

Dan Hill reported that he is continuing to work on the muster station needs.

The Board decided to table until spring the social committee idea of upgrading the Nielson Park washrooms.

The Board decided to assess the noise level and acoustics within Birchwood Center over the winter, however, there was a feeling that with the floor and window coverings and cupboards that the noise level has improved.

The Board agreed with Sharon Kuzio that obtaining a plywood cover for the shuffleboard would provide an excellent serving table during potluck gatherings at Birchwood Center.

Peter Tadman reported that the golf course principles have advised that they've found a realtor in Drayton Valley, are doing some cleanup on the land, and are looking for someone to run it at the start of next season as they don't expect it to sell this fall.

The Board decided and Sharon Kuzio offered to send out a Bugle newsletter including information about: shutting off cc valves, abuse of the garbage bin, winter driving, the grass cutting contract, the bylaw special resolution, owners having to advise the Board of renters, social committee news, and golf course status.

Correspondence

Correspondence for filing: Grass cutting contractor Gail McCrindle; Lot 8, Boisvert; Birchwood Village Greens Golf & Country Club.

Adjournment

Meeting adjourned at 8:50 p.m.

The next meeting will be @7 p.m., Wed., October 12, 2011, @Birchwood Center.

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