

Erin Ridge Active Adult Living Homeowners Association  
Board of Directors' Meeting  
Location: #48 Enderby Crescent, St. Albert, AB  
Tuesday April 12, 2016

**1. Present:**

Ray Rohr           Lorne Howell  
Jim Terry          Elaine Tully  
Lynn Murk.        Ron Ponich

**Absent:**

Loretta St. Arnaud

**2. Call to Order:**

The Chairperson, Ray Rohr, called the meeting to order at 10:00h

**3. Guests & Delegations:**

There were no guests or delegations

**4. Adoption of Agenda:**

It was moved by Lorne and second by Lynn that the agenda be adopted as amended. Carried

**Action - Info**

**5. Adoption of Meeting Minutes of Oct. 8 & 14:**

It was moved by Ron and seconded by Elaine that the minutes of the October 8<sup>th</sup> and 14<sup>th</sup> meeting be approved as presented. Carried

**Action - Info**

**6. Business Arising:**

**a) Dead files - update;**

It was moved by Lorne and second by Lynn that action on the dead files be deferred. Carried

**Action – Closed**

**a) AGM Items ;**

All items had been actioned.

**Action – Closed**

**b) WCB Coverage;**

After discussion of the issue, it was moved by Lorne and seconded by Ron that the issue of WCB coverage be dropped. Carried

**Action – Closed**

**c) Lawn Repair;**

Lorne agreed to coordinate with Do All to ensure the lawn which was damaged by Ice Melt is repaired.

**Action – Lorne**

**d) Account Moved to ATB;**

Lorne reported that as of Feb. 29, the HSBC accounts were closed but the account balance had not been transferred to ATB.

**Action – Info**

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e) **Newsletter;**

Elaine reported that currently there was no activity underway to draft a Newsletter. After discussion it was agreed to delay the next Newsletter until a new Property Manager is engaged.

**Action – Info**

f) **Banking Signatures;**

The banking signatures have been completed. Ray (President), Lorne (Vice-President) Lynn (Treasurer) and Jim (Secretary) are authorized signatories.

**Action – Info**

7. **New Business:**

a) **Assignment of Managerial Contract;**

After discussion it was agreed to meet with the Executor of Bill Kerr's Estate (Robert Kerr) and AIM Real Estate Realty Management as suggested by Robert Kerr on April 19, 2016, to discuss assignment of the Management Contract. It was further agreed that the Board would undertake due diligence.

**Action – Ray**

b) **Maintenance Contract;**

It was moved by Ray and seconded by Ron that the Board ratify the signing of Maintenance Contract with Do All. The contract is effective from April 1, 2016 to March 31, 2018. Carried

**Action – Info**

c) **Tree Pruning;**

It was moved by Lynn and seconded by Ron that the Board ratify the contract with Joseph VanDerVelden for \$850 dollars to remove Black Knot from affected trees. Carried

**Action – Info**

d) **Removal of Dead Tree;**

It was moved by Lynn moved and seconded by Ron that the Board ratify the approval to remove a diseased tree at 38 Edward Way. Carried

**Action – Info**

8. **Next Meeting:**

The next meeting will be April 19, 2016 with Bill Kerr's Executor and the company purchasing Condominium Consultants Canada Inc. Board Members will be advised of the time and location.

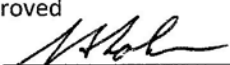
**Action – All**

9. **Adjournment:**

There being no further business the adjourned at 1105 hrs.

Minutes Approved

President

  
Ray Rohr

Secretary

  
Jim Terry

  
date