

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
KDM Management Inc. Boardroom, #210, 150 Carleton Drive, St. Albert AB
Monday, August 23, 2021

1. Present:

Peggy Corner	President
Lynne Perry	Vice President
Jody Reekie	Treasurer
Irene Clark	Director
Clemens Imgrund	Director
Tammy Pope	KDM Management Inc.

Absent: Larry Bodnarchuk
Bob Gabourie

2. Call to Order:

The Chairperson, Peggy Corner, called the meeting to order at 3:25 pm and Lynne Perry acted as Secretary.

3. Adoption of Agenda:

It was moved by Clem Imgrund and seconded by Irene Clark that the Agenda be adopted as circulated.

Carried

4. Adoption of Minutes of June 11, 2021 Board Meeting

It was moved by Irene Clark and seconded by Clem Imgrund that the minutes of the June 11, 2021 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Previous Meeting:

a. Update on Request for Stone Deck from 13 Enderby Crescent

This issue was tabled to a future meeting.

Action: Peggy

b. Appeal of Denial of Application for Project Approval – 58 Enderby Crescent

The application for approval to construct a screened sunroom, 10 feet by 16 feet, on the footprint of the current deck had to be denied because it did not meet the criteria contained in By-Law Article 4.3(h), which stipulates a screened sunroom may not be larger than 10 feet from the building and 14 feet wide. The application meets other criteria for approval, including letters of approval from the neighbours on both sides.

In a letter dated June 30, 2021, Mr. Nicklin appealed the decision. According to the Appeal Procedure, the Board will prepare a resolution to be voted on at the AGM on October 6, 2021.

Action: Peggy/Clem/KDM

6. Financial Reports:

a. Approval of Financial Statements for June 2021

It was moved by Lynne Perry and seconded by Clem Imgrund, that the Financial Statements for June 2021 be adopted as circulated.

Carried

Tammy advised the Board that the July 2021 Statements were delayed but would be circulated shortly.

b. Ratification of Renewal of Term Deposit Maturing August 20, 2021

On August 13, 2021, the President had instructed TD Securities to renew the Term Deposit maturing on August 20, 2021 for a term of 365 days.

It was moved by Jody Reekie and seconded by Clem Imgrund that the renewal of the Term Deposit held with TD Securities in the amount of \$30,869.90 be ratified.

Carried

c. Review of the 2020-2021 Audit Report and Acceptance of Financial Statements

Jody Reekie presented the Audit Report and 2020-2021 Financial Statements. It was moved by Irene Clark and seconded by Clem Imgrund that the Audit Report and 2020-2021 Financial Statements be accepted as presented.

Carried

As part of the Audit Report, the Auditor noted that the recommendations from the 2019-2020 audit had been satisfactorily addressed. There were no recommendations from this year's audit.

7. New Business:

a. New Homeowners

Peter and Philomena Lloyd are the new owners of 22 Enderby Crescent. KDM has received their contact details.

b. Preparation for the Annual General Meeting

The Annual General Meeting date is October 6, 2021. Tammy advised the Board that the meeting can be held in the boardroom at the KDM office at no charge. There is also a facility available to hold a social gathering after the meeting. The Board agreed the AGM will be held at the KDM office and refreshments will be served after. Registration will commence at 6:30 pm and the meeting will commence at 7:00 pm. A notice will be included in the September Newsletter. The meeting package, including the proposed resolution regarding the screened sunroom at 58 Enderby Crescent, will be mailed to all Homeowners by September 15, 2021.

Action: Peggy/KDM

c. Review of Board Terms

Peggy Corner advised that there will be three vacancies on the Board to be filled at the AGM. Lynne Perry and Peggy Corner have agreed to serve for another two year term. Larry Bodnarchuk

has yet to confirm whether he will serve. If necessary, a Nominating Committee will be struck to nominate persons to fill the vacant Board of Directors position.

d. Homeowner Issues

The Chair noted that a request from 39 Edward Way had been denied. The Homeowner had requested that the spruce trees behind the east side of Edward Way be considered a "fence" so that Association would pay for trimming of dead branches to reduce the fire hazard. The Homeowner had been advised that the spruce trees do not qualify as a fence, and that the Association Guidelines clearly state that tree maintenance is the responsibility of each Homeowner.

KDM had received an email from 10 Enderby Crescent expressing appreciation for extra work done by the Do-All crew. The compliment had been passed on to Do-All.

Tammy reported that stump removal at 50 Edward Way had been completed.

After the April 23, 2019 Board meeting, letters were sent to 36 Edward Way, 38 Edward Way, 66 Enderby Crescent, and 68 Enderby Crescent asking owners to repaint their garage door with the compliant colour. As no responses had been received from any of the Homeowners, KDM was requested to send second letters stipulating the garage doors be repainted as soon as possible, but at the latest by June 1, 2022.

Action: KDM

e. Ratification of Applications for Project Approval

It was moved by Lynne Perry and seconded by Clem Imgrund that the approval of the Application for Project Approval be ratified for the following project:

- 50 Edward Way – modifications to landscaping

Carried

8. Newsletter:

Peggy Corner confirmed the next Newsletter will be published in September.

Action: Peggy/KDM

9. Next Meeting:

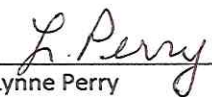
The next meeting of the Board of Directors will be at the call of the Chair.

10. Adjournment:

The meeting was adjourned at 4:45 pm.

Minutes Approved

President 
Peggy Corner

Acting Secretary 
Lynne Perry

May 2/22
Date