

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Wednesday, July 6th, 2016

Location: KDM Management Inc. Office, 103-205 Carnegie Drive, St. Albert, AB

1. Present:

Ray Rohr	Lynn (Margaret) Murk
Lorne Howell	Jim Terry
Paul Boutin	
Ronald Ponich	

Linda Goodchild & Kelly Cruthers (KDM Management)

Absent: None

Delegation: Fence Committee – Florin Bergh & Daryl D’Amico

2. Call to Order:

The Chairperson, Ray Rohr, called the meeting to order at 10:02 a.m.

3. Adoption of Agenda:

It was moved by Lorne Howell and seconded by Lynn Murk that the Agenda be adopted as presented. Carried

4. Adoption of Minutes of June 14th, 2016 Meeting:

It was moved by Jim Terry and seconded by Lorne Howell - that the minutes of the June 14th, 2016 Board of Directors' meeting be adopted as circulated. Carried

5. Action Items from Last Meetings:

a. **Closure of Accounts at ATB** – completed – no final bank statement received yet.
Complete

b. **Filing of Bylaw Amendment;**

KDM have sent papers to Alberta Registries to file Bylaw Amendment. To date no response, however this can usually take a few weeks.

Action – KDM

c. **Posting of the Guidelines for Application and Approval Process for Repair, Maintenance or Modification to Properties;**

Ray has now posted the new guidelines on the website. KDM has a copy and will include with welcome package for new owners.

Action - KDM

d. **Update of Welcome Package;**

Complete. New owner moves in July 26th, 2016 – KDM will hand deliver welcome package.

Action - KDM

c. APA's;

It was suggested that copies of APA's be attached to the Minutes and filed in the Minute Book. KDM will take care of current ones and when time permits, search historical files and attach to historical Minutes.

It was moved by Lorne Howell and seconded by Ron Ponich to ratify APA's approved by KDM. Board has list and will now inspect. #38 sunroom has been inspected by Lorne Howell on June 17th, and is complete.

Action – KDM

d. Mail Disruption;

Most correspondence can be e-mailed during the possible Canada Post strike, any that must be sent out can be couriered.

e. Other Business;

Kelly received a call from #32 Enderby who was not happy with the lawn maintenance being done currently by Do-All Landscaping. She has a shrub on the corner of her lawn and Do-All are not cutting around it. Also she is unhappy with grass clippings being left on her path and driveway. The shrub in question is original, and has never had a border around it. Lorne Howell will discuss with Do-All and ask them to trim around as best they can. Ray Rohr and Lorne Howell will go and check on this shrub and talk to the homeowner.

Action – Howell/Rohr

8. Next Meeting;

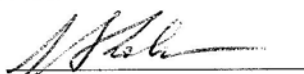
The Chair will call a meeting once the fence review is complete and the quotes have been received.

9. Adjournment:

It was moved by Ron Ponich and Seconded by Jim Terry that the meeting be adjourned at 11.13 a.m.

Minutes Approved

President


Ray Rohr

Secretary


Jim Terry

30 Aug 2016
date