

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Friday, May 18, 2018
#58 Enderby Crescent, St. Albert, Alberta

1. Present:

Ray Rohr President
Paul Boutin Vice-President
Lorne Howell Treasurer
Peggy Corner Secretary
Ron Ponich

Absent:

Bob Gabourie Kelly Cruthers KDM
Jim Terry

2. Call to Order:

The Chairperson, Ray Rohr, called the meeting to order at 10:00 a.m.

3. Adoption of Agenda:

It was moved by Paul Boutin and seconded by Lorne Howell, that the Agenda be adopted as amended.

Carried

Amendment: Under 7 New Business, add c. Appointment of Auditor.

4. Adoption of Minutes of April 19, 2018:

It was moved by Lorne Howell and seconded by Ron Ponich, that the minutes of the April 19, 2018 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Last Meetings:

a. Ratification of 2018-19 Budget

It was moved by Lorne Howell and seconded by Ron Ponich that the 2018-19 Budget, which includes an increase in the monthly Rental Fee to \$140 per unit, effective June 1, 2018, be ratified.

Carried

KDM was requested to ensure that the cost of summer maintenance and snow removal is reflected in the appropriate months in the final version of the budget document.

Action: KDM

6. Financial Reports:

a. April 2018 Financial Reports

The April financial report was not available, so approval was deferred to a subsequent meeting.

7. New Business:

a. Application for Project Approval - Little Free Library

The Board has received an Application for Project Approval (APA) for a Little Free Library book exchange. A review of the Project Approval Guidelines and the Bylaws and Restrictive Covenant revealed that this request did not fit any category. Therefore, it would appear the only way the APA can be approved is by Special Resolution.

In accordance with our Bylaws and the Societies Act, provided that 21 days' notice of a Special Meeting and Special Resolution are given to the Members, it can be approved by agreement of 75% of the Members attending the meeting and entitled to vote. It was agreed that the Special Meeting would be held in the community in June.

It was moved by Ron Ponich and seconded by Peggy Corner, that Ray Rohr and Lorne Howell be authorized to draft, for Board approval, a notice for a Special Meeting and operating rules for the Little Free Library.

Carried

Action: R. Rohr/L. Howell

b. Grass Killed by Ice Melt

The Board reviewed several pictures showing severe grass kill in many areas of the community due to the ice melt used over the winter. After discussion of possible courses of action, it was agreed that the Board would wait for two weeks to determine the extent of damage and then a meeting would be held to explore the alternatives for repair of the grass.

As this is an ongoing issue, it was agreed that in the fall, a delegation from the Board would meet with Do-All to discuss the options for ice melt products and the application method.

Action: R. Rohr

c. Appointment of Auditor

It was moved by Paul Boutin and seconded by Ron Ponich, that Lorne Howell approach Bryan Liden and Ray Corner to act as the audit committee for the 2017-18 audit.

Carried

8. Next Meeting:

The next meeting of the Board of Directors will be June 6, 2018 at 1:30 pm.

9. Adjournment:

The meeting was adjourned at 10:35 am.

Minutes Approved

President 
Ray Rohr

Secretary 
Peggy Corner

June 6, 2018
Date