

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Thursday, November 1, 2018
#58, Enderby Crescent, St. Albert, Alberta

1. Present:

Peggy Corner	President	Bob Gabourie
Paul Boutin	Vice-President	Jim Terry
Ray Rohr	Secretary	
Kelly Cruthers (KDM Management Inc.)		

Absent:

Jody Reekie Treasurer
Irene Clark

2. Call to Order:

The Chairperson, Peggy Corner, called the meeting to order at 1:00 pm.

3. Adoption of Agenda:

It was moved by Ray Rohr and seconded by Paul Boutin, that the Agenda be adopted as presented.

Carried

4. Adoption of Minutes of October 10, 2018

It was moved by Paul Boutin and seconded by Bob Gabourie, that the minutes of the October 10, 2018 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Last Meeting:

a. Report on Meeting with Do-All re Ice Melt

Ray Rohr reported that the use of calcium chloride spray was discussed, and it was agreed that based on the results of the experience of using it on Edmonton roads last year, it was not appropriate for use in our complex. The use of "**Chemfax X22**", which is eco-friendly, but more expensive, was discussed, and it was agreed that Rob Selby would research the product. The use of the product "**ecoTraction**" was discussed, but as it is crushed volcanic rock, it was agreed it offered no significant benefits over sand. The strategy to have a reduced amount of ice melt applied prior to freezing rain was discussed, and Rob agreed that was a sound strategy that is used by other clients of his. The ice melt application methods were also discussed, and Rob agreed to ensure that overspray onto the grass adjacent to the driveways and sidewalks was minimized to the maximum extent possible.

Rob asked that the Association remind Homeowners to close the lids on the sand boxes when they remove sand. Otherwise, the sand becomes wet and freezes into a hard block.

Action: Newsletter Committee

Based on the discussion, it was agreed that Rob would research alternative products with the objective of selecting the one that provides the best overall results, at the most reasonable cost. It was also agreed that Rob would draft an addendum to our contract to provide for "application of ice melt automatically as the weather dictates".

Action: Info

b. Discussion of Addendum to Do-All Landscaping Contract

The addendum to our contract with Do-All to “apply ice melt automatically as the weather dictates” was discussed, and it was moved by Ray Rohr and seconded by Bob Gabourie, that the addendum to our contract be accepted.

Carried

c. Tree Committee Report

Ray Rohr, Tree Committee Chair, reported that on October 15th, Dianne Hutton of Branches Tree Care, had inspected the tree and shrubs, as requested by Homeowners, and provided them with recommended courses of action and associated costs. The agreed work was done on October 25th and KDM has received the invoice for the work. Dianne will conduct another inspection in the spring.

It was agreed that Ray will draft a report for the next Newsletter

Action: Ray

d. Invoicing Homeowners for Work Done by Branches Tree Care

It was agreed that KDM will invoice the specific Homeowners for the work done on October 25th on their respective properties. The funds received will be posted to a Tree Care account, and Branches Tree Care paid from that account.

Action: KDM

6. Financial Reports:

a. September 2018 Financial Report

It was moved by Paul Boutin and seconded by Jim Terry, that the Financial Report for September 2018 be adopted as circulated.

Carried

7. New Business:

a. Applications for Project Approval

It was moved by Ray Rohr and seconded by Bob Gabourie that approval for the Application for Project Approval from 34 Enderby Crescent to remove a spruce tree and re-sod the lawn, be ratified.

Carried

b. Course of Action to Address Incorrect Trim Colours Used by Homeowners

The issue was discussed and it was moved by Paul Boutin and seconded by Jim Terry that the Project Approval Guidelines be amended to permit garage doors to be painted either in the colour of the original trim used on the house, or Albright Pure White. The garage doors on semi-detached units shall be painted in the same colour.

Carried

Action: Ray

It was further agreed, that after the amendment to the Project Approval Guidelines has been published and publicised, letters would be sent to Homeowners with garage doors that have been painted using an incorrect colour, requesting them to repaint the offending doors.

Action: Info

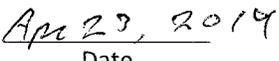
8. Next Meeting:

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

9. **Adjournment:**

The meeting was adjourned at 1:45 pm.

Minutes Approved

President	 _____	Secretary	 _____	 _____
	Peggy Corner		Ray Rohr	Date