

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Wednesday November 8, 2017
KDM Board Room
#103, 205 Carnegie Drive, St. Albert, Alberta

1. Present:

Ray Rohr
Lorne Howell
Peggy Corner
Bob Gabourie
Ronald Ponich
Jim Terry

Kelly Cruthers (KDM Management)

Absent:

Paul Boutin

Delegations: Daryl D'Amico – Tree Committee

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 Lorne Howell and seconded by Jim Terry, that the Agenda be adopted as amended.

Carried

4. Adoption of Minutes of September 6 and October 11, 2017

It was moved by Bob Gabourie and seconded Ron Ponich, that the minutes of the September 6 and October 11, 2017 Board of Directors meetings be adopted as circulated.

Carried

5. Action Items from Last Meetings:

a. Banking Documents:

Kelly Cruthers provided banking documents for signature to update signing authorities and to add Margaret (Peggy) Corner as Secretary.

Action - KDM

b. Age Restriction Issue:

Ray Rohr reported that the provincial legislation that has been proposed focused on condominiums and rental properties governed by the Condominium Act. Condominiums restricted to over age fifty-five residents would be exempted from the new legislation. The legislation made no specific mention of Home Owner Associations, which are governed by the Societies Act. Each property in the Erin Ridge Active Adult Living Homeowners' Association has a Restrictive Covenant registered on the title. One of the clauses states that no person under the age of eighteen may be a permanent resident.

This Board needs to determine if the new law will apply to Home Owner Associations. If it does, then options such as passing a Special Resolution to change the age restriction to fifty-five might be contemplated. It was agreed that a legal opinion would be obtained from the KDM lawyer. Ray Rohr agreed to forward the appropriate questions to Kelly Cruthers.

Action- R. Rohr/KDM

6. Financial Reports;

a. August and September 2017 Financial Reports

Ray Rohr noted that the September 2017 Financial Reports reflected the entire amount of the insurance payment rather than the amortized amount. It was agreed no change was required and that a note should be made to include the entire insurance amount in September when the 2018-19 budget is drafted.

It was moved by Lorne Howell and seconded by Jim Terry that the August and September Financial Reports be adopted as presented.

Carried

7. New Business;

a. Review of Arborist Services Proposals and Selection of Contractor

The Request for Proposals closed on Monday, November 6; however no responses had been received by that date. One proposal was received November 8 and expressions of interest had been received from two other firms.

It was moved by Bob Gabourie and seconded by Lorne Howell, that the closing date for Arborist Service Proposals be extended to Wednesday, November 15, 2017.

Carried

KDM was asked to advise the interested firms of the extension and to clarify the specifications on which the quotes should be based. Proposals will be distributed to the Board and a meeting will be held to evaluate them.

Action – KDM

Daryl D'Amico left the meeting.

b. Update of Project Approval Guidelines

Page 6 of the Project Approval Guidelines has been changed to reflect new paint and stain codes as well as colours for fascia, soffits and eavestroughs. It was moved by Lorne Howell and seconded by Jim Terry that the Project Approval Guidelines updated November 8, 2017 be approved.

Carried

The revised document will be posted on the website. It was also agreed the codes would be checked annually and the Guidelines updated if necessary.

Action – R. Rohr

c. Application for Project Approvals:

It was moved by Peggy Corner and seconded by Bob Gabourie that approval for the following Applications for Project Approvals be ratified:

- i. 2 Enderby Crescent – replacement of shingles,
- ii. 58 Enderby Crescent – removal of green ash tree and continuation of decorative rock matching existing rock, along the front sidewalk adjacent to garage,
- iii. 40 Enderby Crescent – replacement of shingles,
- iv. 66 Enderby Crescent – replacement of shingles, and
- v. 68 Enderby Crescent – replacement of shingles.

Carried

d. Newsletter Committee Representative:

It was moved by Lorne Howell and seconded by Ron Ponich that Peggy Corner be appointed as Board Liaison on the Newsletter Committee.

Carried

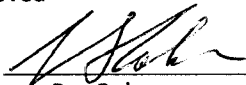
8. Next Meeting;


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

9. Adjournment:

The meeting was adjourned at 10:45 am.

Minutes Approved

President 
Ray Rohr

Secretary  Apr 19, 2018
Peggy Corner date