

## MINUTES

Erin Ridge Active Adult Living Homeowners' Association  
Board of Directors' Meeting  
Wednesday April 19, 2017  
KDM Board Room

**1. Present:**

Ray Rohr  
Lorne Howell  
Ronald Ponich  
Lynn (Margaret) Murk  
Bob Gabourie  
Jim Terry

Kelly Cruthers (KDM Management)

**Absent:** Paul Boutin

**Delegation:** None

**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 Jim Terry and seconded by Lynn Murk that the Agenda be adopted as amended.

Carried

**4. Adoption of Minutes of October 12, 2016**

It was moved by Lorne Howell and seconded by Bob Gabourie - that the minutes of the October 12, 2016 Board of Directors' meeting be adopted as circulated.

Carried

**5. Action Items from Last Meetings:**

**a. Audit Report Items:**

An error in billing for the removal of a wasp nest has now been rectified

**b. Fence Repair Project;**

All payments for the Good Neighbor fence have been received

**c. Email Communications with members;**

A good majority of Owners have submitted their email addresses. The Board has requested the names and phone numbers of Owners whose email is not on file.

**6. Financial Reports;**

**a. Approval of Financial Statements**

It was moved by Lorne Howell and Seconded by Jim Terry that the Financial Statements Sept/Oct/Nov/Dec 2016, Jan/Feb/Mar 2017 be adopted.

Carried

Lorne Howell reported that finances are good and \$5000.00 was transferred into the Reserve Fund GIC in March 2017. The Reserve Fund GIC now totals \$30,000.00.

**b. 2017-2018 Budget;**

The draft budget, based on no fee increase, was reviewed. It was moved by Lynn Murk and Seconded by Ron Ponich that the draft budget be accepted, subject to provision of costs for the fence painting project.

Carried

**7. New Business;**

**a. 2018 Landscaping and Snow Removal Contract;**

It was moved by Ron Ponich and Seconded by Lynn Murk that the President and Treasurer enter into negotiations with Do-All Landscape Ltd. for a two year extension to the existing grounds maintenance and snow removal contract at the same price as the 2017-2018 contract.

Carried

**b. Painting Wood Fence;**

It was moved by Lynn Murk and Seconded by Bob Gabourie that the Property Manager solicit bids for perpetration and painting of the perimeter and walkway wood fences painted.

Carried

**c. Age Restriction;**

In an effort to ensure that the age restriction caveat on our property titles is not negatively impacted by the any amendment to the Alberta Human Rights Act, or otherwise clarification, resulting from the January 6, 2017 Court of Queen's Bench Decision it was agreed that the President and Vice President meet with MLA Marie Renaud and Alberta government official, as deemed appropriate.

**d. Applications for Project Approval;**

Nothing to report

**8. Next Meeting;**

At the call of the Chair

**9. Adjournment:**

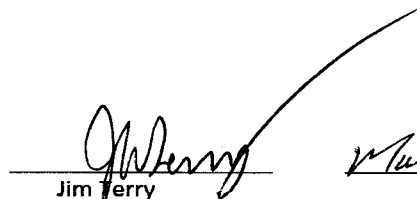
The meeting was adjourned at 10:53 hrs.

Minutes Approved

President

  
Ray Rohr

Secretary

  
Jim Terry

May 10, 2017  
date