

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors Meeting
KDM Management Inc. Boardroom, #210, 150 Carleton Drive, St. Albert Alberta
Monday, February 5, 2024

1. Present:

Peggy Corner	President
Irene Clark	Vice President
Lynne Perry	Secretary
Bev Miller	Treasurer
Clem Imgrund	Director (Participated by telephone)
Brenda Short	Director
Tammy Pope	KDM Management Inc.

Absent:

Doug Demers	Director
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2. Call to Order:

The Chairperson, Peggy Corner, called the meeting to order at 2:00 pm.

3. Adoption of Agenda:

It was moved by Lynne Perry and seconded by Irene Clark that the agenda be adopted as circulated.

Carried

4. Adoption of Minutes of November 21, 2023 Board Meeting:

There being no errors or omissions, it was moved by Brenda Short and seconded by Bev Miller that the minutes of the November 21, 2023 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Previous Meeting:

a. Fence Committee Report

The Chairperson had advised the Fence Committee that all six of their recommendations had been accepted. The Board will wait to hear from the Committee as to the timing of the actions required.

b. Recruitment of New Board Member

It was agreed that further discussion would be tabled to the next meeting when all Board members were present in person. In the meantime, Board members were requested to provide the Chairperson with suggested names.

Action: Board

6. Financial Reports:

a. Approval of Financial Statements for November and December 2023

It was moved by Brenda Short and seconded by Irene Clark that the Financial Statements for November and December 2023 be adopted as circulated.

Carried

It was noted that an invoice for tree care at 22 Enderby Crescent has been outstanding for several months. Lynne Perry volunteered to discuss this matter with the Homeowners.

Action: Lynne

b. Ratification of Renewal of Term Deposit Maturing December 21, 2023

On December 20, 2023, the President instructed TD Securities to renew the Term Deposit for a term of 90 days at a rate of 5.07%.

It was moved Lynne Perry and seconded by Brenda Short that the renewal of the Term Deposit held with TD Securities in the amount of \$10,498.67 for a period of 90 days at a rate of 5.07% be ratified.

Carried

c. Reinvestment Term for Term Deposit Maturing March 21, 2024

It was agreed the Term Deposit would be reinvested for a term of 180 days. That would provide funds, if necessary, to cover the cost of fence repair.

Action: Peggy

7. New Business:

a. Discussion of Future Requests for Changes to Exterior Finishes

The Chairperson indicated that the question had been posed as to whether a Homeowner would be allowed to change the exterior finish of their home from siding to stucco.

Discussion ensued about approving replacement colours for all original siding and stucco; however, it was agreed that colours approved now could be discontinued at any time.

The Board agreed on the following:

- Such future requests would be reviewed by the Board on an individual basis as a Level 3 Application for Project Approval,
- A change to replicate an already existing type and colour of exterior finish would be considered,
- A siding colour change would have to be as close as possible to an original siding colour, and
- A stucco colour change would have to be as close as possible to an original stucco colour.

b. New Homeowners

Tammy indicated that KDM had not been contacted by the new Homeowner at 60 Enderby. Also, the monthly fee was still being paid by M. Sabourin.

[Subsequent to the meeting, KDM reported that they had been contacted by the new owner some time ago, and indicated they would now proceed with collecting the monthly fees from the new owner and reimbursing M. Sabourin.]

Action: KDM

c. Homeowner Issues

A complaint from 37 Edward Way about snow removal had been satisfactorily resolved by Do-All.

d. Ratification of Applications for Project Approval

Tammy indicated there were no Applications to be ratified.

e. Review of Application for Project Approval

The Homeowner at 36 Enderby Crescent had submitted an APA for landscaping at the rear of the property and for installing lattice on a portion of the underside of the deck. Because there are windows located under the deck, the Homeowner is requesting approval to create a latticed storage area under the stairs only. The rest of the deck would be unenclosed. As this configuration would not be the norm, the Chair had requested this request be reviewed by the Board.

After discussion, it was moved by Clem Imgrund and seconded by Brenda Short that approval be given to 36 Enderby Crescent for the landscape plan as drawn, and that the construction of the latticed storage area be approved subject to the Homeowner providing a letter of agreement from 34 Enderby Crescent and providing a sample of the lattice for Board approval.

Carried

KDM to communicate the Board's decision to 36 Enderby Crescent.

Action: KDM

f. Newsletter

The Newsletter will be published in March or April.

8. Next Meeting:

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

9. Adjournment:

The meeting was adjourned at 2:45 pm.

Minutes Approved


President Peggy Corner

Secretary L. Perry Sept 12/24
Date