

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Video Conference Call Meeting
Monday, June 11, 2021

1. Participating:

Peggy Corner	President
Lynne Perry	Vice President
Larry Bodnarchuk	Secretary
Irene Clark	Director
Bob Gabourie	Director
Clemens Imgrund	Director
Tammy Pope	KDM Management Inc.
Absent:	Jody Reekie

2. Call to Order:

The Chairperson, Peggy Corner, called the video conference call meeting to order at 10:05 am.

3. Adoption of Agenda:

Tammy Pope requested that an Application for Project Approval recently received from 58 Enderby Crescent be added to Item 7e): Ratification of Applications for Project Approval.

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

Carried

4. Adoption of Minutes of March 15, 2021 Board Meeting

It was moved by Clem Imgrund and seconded by Bob Gabourie that the minutes of the March 15, 2021 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Previous Meeting:

a. Letter from 13 Enderby Crescent – Denial of Permission to Install Stone Deck

On May 4, 2021, KDM advised Gary Short that two neighbours had objected to the installation of a stone deck adjacent to the current deck. On May 10, 2021, Mr. Short inquired as to what the specific objections were. KDM advised him that the objections were that a stone deck would decrease property values. On May 11, 2021, Mr. Short requested that the decision be reconsidered.

The Board agreed to work with the applicants and the neighbours to try to resolve the objections that were presented. The President will ask Mr. and Mrs. Short if they would be willing to meet with the five neighbours from whom approval was requested.

The Board agreed to undertake a review of the policy, procedures and appeal process contained in Association By-Law Article 4.3 (H)

Action: Peggy

6. Financial Reports:

a. Approval of Financial Statements for March, April and May 2021

It was moved by Lynne Perry and seconded by Bob Gabourie, that the Financial Statements for March, April and May 2021 be adopted as circulated.

Carried

7. New Business:

a. Ratification of Budget for 2021-2022

The 2021-2022 Budget had been reviewed and approved by the Board by email poll in May 2021. It was moved by Irene Clark and seconded by Clem Imgrund the approval of the 2021-2022 Budget be ratified.

Carried

b. Appointment of Auditor

It was moved by Irene Clark and seconded by Lynne Perry that Ray Corner be appointed as Chair of the Audit Committee with power to add, and to undertake the annual financial review.

Carried

Action: Peggy/KDM

c. Fence Committee Report

The Fence Committee Report dated April 8, 2021 is attached to these minutes as Schedule A. The Chair noted that, based on the Committees' recommendation, money was allocated in the 2021-22 Budget to trim branches growing into the wrought iron fence. When requested, the City of St. Albert had done the trimming, so the Association did not have to make that expenditure. It was moved by Irene Clark and seconded by Bob Gabourie that the Fence Committee Report be accepted as presented.

Carried

d. Homeowner Issues

The Chair noted that she had been advised that Myrna Howell would no longer be looking after the flowers and shrubs at the entrance sign by 68 Enderby Crescent. Bob Gabourie and Mike Sieczka volunteered to take over that responsibility.

After the April 23, 2019 Board meeting, letters were sent to 36 Edward Way, 38 Edward Way, 66 Enderby Crescent, and 68 Enderby Crescent asking owners to repaint their garage door with the compliant colour. As two years have passed with no action, it was agreed KDM would send reminder letters to those four owners asking that they repaint their garage doors as soon as possible.

Action: KDM

e. Ratification of Applications for Project Approval

It was moved by Clem Imgrund and seconded by Larry Bodnarchuk that the approval of the Applications for Project Approval be ratified for the following projects:

- 52 Enderby Crescent – replacement of garage door
- 52 Enderby Crescent – replacement of deck
- 48 Edward Way – replacement of deck and stairs
- 16 Enderby Crescent – replacement of concrete driveway
- 39 Edward Way – removal and replacement of tree
- 24 Enderby Crescent – replacement of deck
- 17 Enderby Crescent – addition of stairs to deck

Carried

Tammy Pope presented the recently received APA from 58 Enderby Crescent. On review it was noted the application was for a screened sunroom. As more information was required before the Board could consider the request, it was agreed discussion would be deferred to the next meeting.

KDM was asked to provide 48 Edward Way with the official approval letter for their APA request and to check on the status of the APA for tree removal and replacement from 43 Edward Way.

Action: KDM

f. Review of Do-All Lawn Maintenance Performance

KDM was requested to authorize Do-All to arrange for an application of fertilizer and weed control to lawns.

Action: KDM

The following deficiencies were identified and KDM was asked to forward the list to Do-All:

- Areas of grass were missed in the June 1 mowing
- Downspouts were ripped off rather than being lifted, damaging screws
- Weeds in sidewalk cracks need treating
- Crews are blowing grass onto the street.

Action: KDM

g. Discussion of Possible Future Requests for Exterior Changes

In the future, homeowners may wish to repair or update the exterior of their home and find that original building materials are no longer available. The Board could also receive requests for the installation of solar panels or solar shingles. It was agreed that this topic should be placed on a future agenda for discussion.

Action: Peggy

8. Newsletter:

Peggy Corner confirmed the next Newsletter will be published in July or August.

Action: Peggy/KDM

9. Next Meeting:

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

10. Adjournment:

The meeting was adjourned at 11:55 am.

Minutes Approved

President *Peggy Corner*
Peggy Corner

Secretary *L Perry*
per Larry Bodnarchuk

August 23/21
Date