

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Tuesday, October 7th, 2014
Location: #48 Edward Way, St. Albert, AB

1. Present:

Jan Alexander
Irene Clark
Lorne Howell
Lynn Murk
Ray Rohr

Wm. A. Kerr (Condominium Consultants Canada Inc.)

Absent:

Daryl D'Amico
Larry Rodewolt

2. Call to Order:

The Chairperson, Lorne Howell, called the meeting to order at 10:00 a.m.

3. Guests & Delegations:

There were no guests or delegations present.

4. Adoption of Agenda:

By a motion duly made by Lynn Murk, seconded by Jan Alexander, and carried unanimously, it was resolved to adopt the Agenda as amended.

Amendments:

- 7.b) *August 2014 Financial Reports;*
- 9. *Should read "New Business!!"*
- 9.a) *#21 Edward Way - Garage Door Painting;*
- 9.b) *Winter Kill;*
- 10. *Should read "Next Meeting"*
- 11. *Should Read "Adjournment"*

5. Adoption of Meeting Minutes:

- a) *August 26th, 2014 Board of Directors' Meeting Minutes;*

By a motion duly made by Jan Alexander, seconded by Ray Rohr, and carried unanimously, it was resolved to adopt the August 26th, 2014 Board of Directors' meeting minutes as presented.

6 Business Arising:

- a) #48 Edward Way - Deck Repairs and Replacement Request - approval letter sent - update;

A copy of the letter was provided to the Board for review.

- b) #46 Enderby Crescent - Spruce Tree Removal Request - letter sent - update;

A copy of the letter was provided to the Board for review.

- c) #62 Enderby Crescent - Willow Tree Removal Request - letter sent - update;

A copy of the letter was provided to the Board for review.

- d) Annual General Meeting - Orientation and Preparation;

The Board discussed the Nomination Committee. There are 3 positions which are required to be filled during the Annual General Meeting. One person's name was mentioned to fill one of the positions, however they are not a Homeowner. Florin Berg has agreed to approach the person and explain the Bylaw requirements.

7. Financials:

- a) Year End Review;

The Board will be advising the other Homeowners' there will be a Homeowners' fee increase of \$5.00 per month, per Unit, to cover the rising maintenance costs.

By a motion duly made by Lorne Howell, seconded by Ray Rohr, and carried unanimously, it was resolved an honorarium is to be paid to Lynn Murk for her work on the dry rock pond, in the amount of \$1,000.00.

- b) August 2014 Financial Reports;

By a motion duly made by Ray Rohr, seconded by Lynn Murk, and carried unanimously, it was resolved to approve the August 2014 Financial Reports as presented.

8. Management Report:

Wm. A. Kerr supplied a copy of the monthly "Complete Activity Report". An electronic version of this report will be kept on file.

9. New Business:

- a) #21Edward Way - Garage Door Painting;

By a motion duly made by Lorne Howell, seconded by Ray Rohr, and carried unanimously, it was resolved a letter is to be sent to the Owner of #21 Edward Way urging them to comply with the By-Laws of the Association and have their garage door painted as soon as possible.

- b) Winter Kill;

The remaining grass, along the sidewalks, which experienced winter kill from last winter, will be repaired in spring 2015.

10. Next Meeting:

The next meeting of the Board of Directors' is scheduled for October 15th, 2014 at 7:00 p.m. at the Ridgewood Room at The St. Albert Inn.

11. Adjournment:

There being no further business, the meeting was adjourned at 11:08 a.m.

Recorded by Irene Clarke – secretary

Approved October 23, 2015