

MINUTES

Erin Ridge Active Adult Living Homeowners' Association
Board of Directors' Meeting
Tuesday April 23, 2019
#58, Enderby Crescent, St. Albert, Alberta

1. Present:

Peggy Corner	President	Bob Gabourie
Paul Boutin	Vice-President	Jim Terry
Ray Rohr	Secretary	
Jody Reekie	Treasurer	Kelly Cruthers (KDM Management Inc.)

Absent:

Irene Clark

2. Call to Order:

The Chairperson, Peggy Corner, called the meeting to order at 1:35 pm.

3. Adoption of Agenda:

It was moved by Ray Rohr and seconded by Paul Boutin, that the Agenda be adopted as presented.

Carried

4. Adoption of Minutes November 1, 2018

It was moved by Paul Boutin and seconded by Bob Gabourie, that the minutes of the November 1, 2018 Board of Directors meeting be adopted as circulated.

Carried

5. Action Items from Last Meeting:

a. Tree Committee Update

Ray Rohr reported that a report from the Tree Committee was included in the December 2018 Newsletter and the Committee had, with the help of Branches Tree Care, developed material on watering and fertilization of trees for inclusion in the upcoming Newsletter.

Action: Info

It was agreed that Ray Rohr would coordinate with Branches Tree Care to do a spring inspection after the trees are in full leaf.

Action: Ray

It was also agreed that Kelly Cruthers would call the City of St Albert and ask that they attend to the trees with Black Knot along the walkway on the west side of the development.

Action: Kelly

b. Ratification of Project Approval Guidelines – November 30, 2018

It was moved by Paul Boutin and seconded by Bob Gabourie, that *Project Approval Guidelines* amendment of November 30, 2018 be ratified.

Carried

c. Notice to Homeowners With Non-conforming Garage Door Colours

It was agreed that a notice would be sent to the four homeowners who have garage doors painted in non-conforming colours, asking them to rectify the non-conformance when they next paint their garage doors.

Action: Kelly

6. Financial Reports:

a. October, November and December 2018, and January, February and March 2019 Financial Reports

It was moved by Jody Reekie and seconded by Jim Terry, that the Financial Reports for October, November and December 2018, and January, February and March 2019 be adopted as circulated.

Carried

b. Ratification of GIC Renewal

It was moved by Jody Reekie and seconded by Bob Gabourie, that the renewal of the \$2500 GIC be ratified.

Carried

c. Review and Approval of 2019-20 Budget

The draft 2019-20 budget was reviewed and it was moved by Jody Reekie and seconded by Ray Rohr, that the budget be approved as presented.

Carried - Action: Kelly

7. New Business:

a. Applications for Project Approval

It was moved by Jim Terry and seconded by Ray Rohr, that approval of the Applications for Project Approval be ratified for the following projects:

- 37 Edward Way for deck replacement,
- 19 Edward Way for installation of an air conditioner, and
- 32 Enderby Cres for deck replacement.

Carried

It was moved by Ray Rohr and seconded by Jody Reekie, that the Application for Project Approval from 20 Enderby Crescent for modification of two windows be granted approval and that as it has no precedent, such approval, as specified in para 4.3 (h) 2.0 of the Bylaws, will not take effect until 21 days after issue; and that as specified in para 4.3 (h) 2.3 of the Bylaws, within the next 10 days, a notice be sent to each Homeowner advising them of the approval and providing them 10 days to file an appeal of it.

Carried - Action: Kelly

b. Repair of Ice Melt Damage to Grass

It was agreed that when the grass is fully greened, an inspection would be conducted to assess the degree of ice melt damage that remains to the grass. A decision will then be made regarding an appropriate course of action to repair the damage.

Action: Info

c. Resignation of Paul Boutin from the Board

Peggy Corner advised the Board that Paul Boutin would be moving from the community on June 1, 2019 and was resigning from the Board effective that date. She asked Board Members to consider a person who could replace Paul. Potential replacements will be discussed at the next meeting.

Action: All

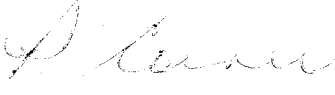

8. Next Meeting:

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

9. Adjournment:

The meeting was adjourned at 2:30 pm.

Minutes Approved

President	 _____	Secretary	 _____	 _____
	Peggy Corner		Ray Rohr	Date