

## MINUTES

Erin Ridge Active Adult Living Homeowners' Association  
Board of Directors' Meeting  
Wednesday, June 6, 2018  
#58, Enderby Crescent, St. Albert, Alberta

### 1. Present:

Ray Rohr	President	Bob Gabourie
Paul Boutin	Vice-President	Ronald Ponich
Lorne Howell	Treasurer	Jim Terry
Peggy Corner	Secretary	

Kelly Cruthers (KDM Management Inc.)

Rob Selby (Do-All Landscape Ltd.)

### 2. Call to Order:

The Chairperson, Ray Rohr, called the meeting to order at 1:30 pm.

### 3. Adoption of Agenda:

It was moved by Lorne Howell and seconded by Ron Ponich, that the Agenda be adopted as amended.

**Carried**

Amendments under New Business:

- Complaint from 24 Enderby Crescent
- Report from Tree Committee
- Condition of Boulevard Trees

### 4. Adoption of Minutes of May 18, 2018:

It was moved by Paul Boutin and seconded by Jim Terry, that the minutes of the May 18, 2018 Board of Directors meeting be adopted as circulated.

**Carried**

### 5. Action Items from Last Meeting:

#### a. Repair of Grass Killed by Ice Melt

Rob Selby of Do-All Landscaping Ltd. was invited to this meeting to discuss options for repairing damage to the grass caused by the application of ice melt over the winter. Rob indicated he had inspected the damage and suggested the following options for repair of the damaged areas:

- 1) Deep power raking, adding top soil and seeding.
- 2) Cut out the dead grass, remove contaminated soil and lay sod.
- 3) Hydroseeding.

Rob indicated that all three of these options required prolonged and consistent watering for them to be successful. He also indicated that if the damaged areas have not been heavily watered, the salt remains in the soil and will inhibit the growth of both new seed and sod.

Upon discussion of the three options, it was agreed that Rob Selby would provide a cost estimate for hydroseeding, including deep power raking and the application of top soil. He indicated he would provide the quote to KDM in a week.

**Action: R. Selby/KDM**

Ray Rohr indicated he would conduct research into firms who provide soil salinity testing and advise the Board of his findings.

**Action: R. Rohr**

The Board asked Rob Selby about alternatives to ice melt that would cause less damage to the grass. Rob indicated the alternatives were spreading sand or rock chips or applying an ice management spray. It was agreed Rob would contact Green Drop, which provides a spraying service to ascertain if that product also leeches into the soil.

**Action: R. Selby/KDM**

Rob Selby was thanked for his input and left the meeting at 2:05 pm.

**b. Appointment of Auditor for Year Ending May 31, 2018**

It was moved by Lorne Howell and seconded by Jim Terry that Ray Corner be appointed as Chair of the Committee with power to add, and to undertake the annual financial review. Be it further resolved that an honorarium of \$500 be approved for conducting the review.

**Carried**

**c. June 25, 2018 Special Meeting**

It was noted that Notice of a Special Meeting of the Association, including an Instrument of Proxy, had been distributed to Homeowners. Two resolutions will be presented - one to approve an Application for Project Approval for a Little Free Library and one to approve an Application for Project Approval for a change in colour of deck material. KDM was requested to be prepared with paper ballots in the event of a request for a secret vote.

**Action: KDM**

It was agreed that Homeowners would also be provided, at that meeting, with information about the cost of grass repair and the need for watering.

**6. Financial Reports:**

**a. April 2018 Financial Reports**

It was moved by Lorne Howell and seconded by Bob Gabourie, that the Financial Report for April 2018 be adopted as amended.

**Carried**

**7. New Business:**

**a. Application for Project Approval**

It was moved by Lorne Howell and seconded by Bob Gabourie that approval for the following Applications for Project Approval be ratified:

- i. 62 Enderby Crescent – remove tree and replace tree
- ii. 39 Edward Way – replace deck in accordance with Guidelines
- iii. 43 Edward Way – repair and paint deck

**Carried**

**b. Complaints from 24 Enderby Crescent**

The Homeowner indicated he did not want the Association Arborist on his property and that he had an issue with mud jacking of the curb in front of his property done by the City of St. Albert. The complaints were noted.

**c. Report from Tree Committee**

Ray Rohr reported that he and Dianne from Branches Tree Care had conducted an inspection of trees in the development. Dianne had identified work to be done later in the year. KDM will obtain a report from Branches Tree Care and forward recommendations to Homeowners.

**Action: KDM**

**d. Condition of Boulevard Trees**

It was noted that a number of trees on the boulevards were dead or partially dead. Ray Rohr indicated he would contact the City of St. Albert to ask that those trees be replaced.

**Action: R. Rohr**

**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 3:05 pm.

**Minutes Approved**

President

  
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Ray Rohr

Secretary

 Aug 28 / 18  
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Peggy Corner                      date