

Erin Ridge Active Adult Living Homeowners' Association
Special General Meeting Minutes
Monday, June 25, 2018
#58 Enderby Crescent, St. Albert Alberta

1. Call to Order

The meeting was called to order at 4:05 pm by the President, Ray Rohr (48 Enderby Crescent).

2. Call the Roll and Certification of Proxies

- a. It was moved by Paul Boutin (58 Enderby Crescent) and seconded by Jim Terry (39 Edward Way) that the call of the Roll and Certification of Proxies be waived. **CARRIED.**
- b. The Chairperson, Ray Rohr (48 Enderby Crescent) declared a quorum had been established, being there were more than five persons collectively entitled to vote present.
- c. There were 21 Members present, with an additional 8 Members represented by proxy.

3. Proof of Notice of Meeting or Waiver of Notice

It was moved by Mary Smith (46 Edward Way) and seconded by Mike Slecza (48 Edward Way) that the reading of the notice be waived as it was generally agreed that sufficient notice had been given. **CARRIED.**

4. Adoption of Agenda

It was moved by Beatrice Bergh (26 Enderby Crescent) and seconded by Bob Gabourie (64 Enderby Crescent) that the Agenda be adopted as presented. **CARRIED.**

5. Application for Project Approval – Little Free Library

The Chairperson advised that the Board had received an Application for Project Approval for a Little Free Library book exchange. Upon review of the Project Approval Guidelines, the By-laws, and the Restrictive Covenant, it was found the application did not fit in any category, so approval must be by Special Resolution.

It was moved by Mike Slecza (48 Edward Way) and seconded by Jan Alexander (50 Edward Way) that the Erin Ridge Active Adult Living Homeowners' Association approve the Application for Project Approval for the erection of a Little Free Library book exchange on the north side of lot 17 Enderby Crescent, approximately six feet back from the sidewalk, in the vicinity of the Canada Post mailboxes, subject to the conditions stipulated in the Application for Project Approval. **CARRIED.**

6. Amendment to Erin Ridge Active Adult Living Homeowners' Association By-Law 4.3(h)

At the 2015 Annual General Meeting, an amendment to the By-laws was approved to permit Homeowners to replace their wooden decks with composite decking and metal or glass railings. Where such materials are not available in the original colour of the deck, the use of complementary neutral tone decking and stairs and white railings was approved. That amendment did not make similar provision for using natural stains on wooden decks.

Based on the fact that in most cases, the surface of the deck is not readily visible, the Board suggests that to be fair, the By-laws should be amended to provide Homeowners with the option of leaving

their deck and stair surface in natural wood tone, and painting the remainder of the deck and railings white.

The Chairperson noted that an amendment to paragraph 4.3 (h) 3.5 is also required to reflect a recent amendment to the Alberta Societies Act.

It was moved by Jim Henderson (44 Enderby Crescent) and seconded by Ellen Windsor (10 Enderby Crescent) that the Erin Ridge Active Adult Living Homeowners' Association approve the amendment of paragraph 4.3 (h) of the Association By-laws as follows:

- 1.3 Applications for additions or alterations to the exterior of any Building as per Article 2.2(b) will be assessed and approved based on precedents and the following criteria:
- (a) The design of the project must be consistent with, and complementary to, the general architectural theme of the community;
 - (b) Any multi-season permanent addition to any Building must match the exterior of the existing building. That is the same type and colour of siding or stucco, same building and rooflines and same roofing materials;
 - (c) A seasonal screened-in sunroom may be constructed on the deck of the Building. It may be constructed with vinyl and screen walls and acrylic or metal roofing materials. The structure lines and colors shall be the same as the Building. Any sunroom shall in no event extend beyond 10 feet from the "Building" and be no wider than 14 feet;
 - (d) Wooden decks may be replaced with composite decking and metal or glass railings. Also, wooden stairs may be replaced with metal stairs or stairs with metal stringers and composite treads. Where such materials are not available in the original color of the deck, complementary neutral tone decking and stairs and white railings may be used. Wooden decks may be replaced with wood decking and stairs treads stained in natural colour and wood, metal or glass railings finished in white. In such cases the perimeter of the deck and stairs stringers remaining surfaces of the deck shall also be finished in white.
 - (e) Deck expansions are permitted, but may not extend beyond 10 feet from the Building, not including allowances for a 3' (foot) by 3' (foot) stair landing;
 - (f)

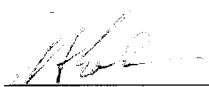
3.5 The appeal will be decided by a Special Resolution requiring a seventy-five percent (75%) majority vote of the Association as specified in the Alberta Societies Act.

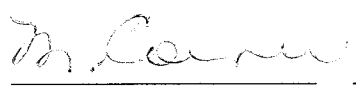
CARRIED.

7. Adjournment

There being no further business, the meeting was adjourned at 4:15 pm.

Minutes Approved

President 
Ray Rohr

Secretary  Oct 10, 2019
Peggy Corner Date