

Erin Ridge Active Adult Living

Home Owners Association

Presidents Report – October 15th 2014

First let me thank you all for coming out tonight to attend this Annual General Meeting and to give support your Association.

As you are all aware we have had a very active construction season this summer with numerous shingle replacements, sidewalk repairs and various homeowner changes to their landscape. The deck repair that was the topic of our special resolution last year is now complete and looks terrific. For those of you looking at deck replacement you should take a look at it.

As for the work of your Board of Directors, it has been a very busy and productive year. First order of business was restructuring of the Board to assign specific responsibilities to each of the members. This seems to have worked well, at least from my point of view. We immediately began negotiations with Do All Landscaping for a renewal of their contract. This was successfully completed with a new 2 year contract having a 5 percent increase in year one and 3 percent in year two. We also negotiated with our Property Manager for a two year contract with a small increase to his remuneration. His contract had not been reviewed in the past ten years while operating on a month to month basis as provided in the first contract. This allowed both parties to update the various terms and conditions. At the same time we reviewed the By Laws of our Association and felt that they were appropriate and in concert with our other legal documents.

As promised when we issued them last year, we revisited the **Guidelines for Application and Approval Process for Repair, Maintenance or Modification to Properties** after working with them for a year. This review led to some changes which included a greater number of approved shingle manufacturers was necessary. The new final edition of the Guidelines was included with your package for the AGM.

Several other documents were also addressed. We have developed a package for new Board Members that gives them an idea of what they should expect and how we are presently operating as a group... No surprizes.... . Also under development is a revised package for new homeowners who move into our community.

A study was completed of our boundary fences. This was a major project as it involved interviews with all neighbours on both sides of the fence. A letter explaining our position of a “ Good Neighbour Fence “ was provided as well as a directory of names for future use for as and when required. Our team did an excellent job. Also under review was the Dry Pond area in the middle of the development. One of our Board Members spent many hours cleaning out the grass and weeds from within and repositioned many of the rocks. There is still a need for more rocks to be purchased, not only for this project, but also for the west fence line drainage area.

A major addition to our communications with our members was the development of our own web page. For those of you that have computers please check it out. It is easy to find at “Erin Ridge Adult Active Living Community” It is a project in progress but already has lots of information. Any suggestions should be passed to Ray Rohr- its creator.

There were some minor changes to the entrance signs with a new rock edging to help contain the soil. A similar retainer edge was placed at the north end of the Rock Pond.

Financially, we have been successful in holding our dues steady for this year. The reserve fund has reached its ceiling as voted by the members. This has allowed us to cover our increased costs for this year. However, with increases costs in our contracts I will be recommending to the Board that we impose an increase to \$125.00 per month beginning June 1st 2015. This increase is necessary for our Association to remain solvent for the near future.

I submit this report to you with the hope that you are satisfied with your elected Board's performance over the past year. Personally, they have been a great group to work with and have done a super job. We may not always have agreed but have overcome those differences to produce and complete a very energetic work plan. The quality and energy of the members of this committee was simply outstanding, my thanks to them all.

Sincerest Regards,

Lorne Howell

President