

## **Annual General Meeting Condo Association (Plans #0013082/#0210521/Phase 3 and 4)**

The meeting was called to order at 7:52pm Wednesday May 11, 2011 at Springbank Links Clubhouse, once a quorum was reached.

### **Phase 3 and 4 FAC:**

The first order of business was the discussion of the turnover of Phase 3 and 4.

Bill Coutts announced that he was meeting with the MD on Friday to discuss the turnover.

### **Water, Irrigation update:**

Bill stated that the condo association's position was that the installation and certification of the irrigation system was a condition of the turnover.. The MD agreed that the irrigation system is a part of the agreement. He also stated that 'hook-up' to the irrigation system was the developers responsibility. Bill mentioned that last year he had asked for full disclosure which the developer did not forward. He ended up going to the county to obtain all necessary documentation.

Bill also mentioned that there is no right of way agreement for Emerald Bay Water Co-op. This is an issue that needs to be addressed.

It was stated that both the condo association and the water co-op would not sign off on the hand over without the irrigation system in place and operable.

### **RR 32 Speed Reduction:**

The next order of discussion was the speed limit reduction of RR32. After some discussion, no consensus was reached on the issue.

### **Spring Cleanup:**

A date was set for spring clean up. It was agreed that spring cleanup would take place on Sunday May 29th. On a motion by Bill Coutts, that was seconded by Cathy Handford it was carried by a show of hands.

The annual barbecue was set for Sept 17th at 3:00pm.

## Park Update:

Bill Coutts reported that he had discussions regarding the park with the MD. They put forward that a three year lease was the longest term they would agree to. The condo association would have to apply to the MD for any upgrades to the park. The MD also mentioned that the park would be available for 'fair market value. Jason Bamlett stated that it was his opinion that the formula for nonresidential property would value the park at approximately \$16,000/acre.

DeeDee Fransen suggested that we review the reasons for owning the park, and that as long as it was public land, lottery funds would be available for a playground. Melanie Spagrud mentioned that if we owned the park we would have to purchase insurance, and questioned if the same would apply if we leased it.

## Garbage Service:

The next order of business was the garbage collection. Since we are dealing with a new company, the question of a bag limit was brought up. On a motion by Peter Curran and seconded by Lance Armstrong, a proposal to establish a 5 bag limit was proposed. A show of hands carried the motion.

## Treasurer's Report:

Melanie Spagrud then presented the treasurer's report. As per the information presented in the hand out summery, a motion was put forward by Melanie Spagrud to accept the financial statement, seconded by Dave Surmon and carried.

A motion was made by Bill Coutts to accept the minutes of last years annual meeting. The motion was seconded by Lance Armstrong and carried.

## New Business:

The issue of empty lot owned by Jack Pyc was then brought up. The lot was supposed to break ground last year and to date nothing has commenced. Jason Bamlett suggested that the condo association fine Jack for for not commencing construction. Peter Curran suggested that we send Ryan McCool a letter and demand that he take back the lot. Melanie Spagrud suggested that when the FAC is issued we ask for the performance deposit Jack put down on the lot. It was also suggested that once the FAC is issued the condo association could charge Jack for running heavy equipment on the road.

A brief discussion followed on the FAC for phase 3 and 4 of the development.

Denis Cattani mentioned that the large 'Rodeo Ridge' sign at the entrance of Rodeo Rldge was in need of new paint. The condition of the mail hut was also brought up and

it was suggested that the hut be re-stained to stop further deterioration of the log portion of the structure.

The speed of traffic on Rodeo Ridge was then discussed. Dave Surman suggested that we put up 'Children Playing' signs to remind traffic to slow down. A motion by Cindy Woodthorpe to impose a 30 KPH speed limit in the community was seconded by Lance Armstrong and carried.

The meeting was called at 8:55pm