

Annual General Meeting of the Rodeo Ridge Condo Association.

A quorum being present, the meeting was called to order at 7:13 p.m. , May 01, 2012 at the Springbank Links Clubhouse.

The minutes of the previous annual general meeting were presented. A motion by Melanie Spagrud to accept the minutes was seconded by John Carroll and carried.

Melanie then presented the treasury report as per the hand out. Melanie gave a brief review of the financial situation of the association, and then moved that the report be accepted. The motion was seconded by Denis Cattani and carried.

Bill Coutts then stated that he had contacted the water co-op about the roadway and it's repair and was told that they were in the process of getting quotes for the work. He was told that the work would be done within the next month.

Mr. Coutts was asked what the repair would entail. He mentioned that it would have to be dug down with at least 4 inches of asphalt added.

Kevin Heise then stated that he had helped get the quote for the water co-op for the road repair and that they were moving ahead. He brought up the fact that the condo association should look at repairs around the mail hut where water is pooling at the same time as it would be much cheaper once the equipment was in place.

Dee Dee Fransen mentioned that we did not own the road and it was not ours to fix. Bill Coutts then said that we could get a quote and send it to Ryan McCool.

Kevin Heise said that he could get a quote for the work and contact the board later.

The next item of business was Phase 5

Bill Coutts stated that he was trying to put some pressure on the developer to get construction started with the empty lot. He was told that there was nothing that we could do, and that the developer was not inclined to take the lot back. With regards to the house under construction, he stated that there was a builders lien on the property so as to encourage completion of construction before an 18 month period. He stated that he was told construction was about to recommence and that there had been certain contractor issues.

A discussion followed on when the construction was supposed to be completed and what we could do to force the completion of the construction. it was concluded that there was nothing that either the condo association or the developer could do to force the issue.

The next issue was the status of the irrigation system.

Bill Coutts stated that the condo association and the water co-op went around and surveyed the system last year and that is not up to par. The system has not been pressure tested.

The water co-op does not want it because it is such a huge liability. Mr. Coutts stated that there was a huge bond that the water co-op wants to take over the irrigation system, and that the developer was not willing to comply. It was mentioned that the water co-op hinted that the Rodeo Ridge Condo Association take over the irrigation system, but it was pointed out that we have no experience in that field and we really do not want to do that. Denis Cattani then asked if it would make sense for the golf course to take it over. Kevin Heise stated that the golf course has enough on it's plate and was not interested in the idea.

Further discussion followed on the irrigation system. Tom McEachern suggested that a solution to the fixing the problems of the irrigation system would be to run a 2 inch polyethylene pipe through it and use the current pipe as a sleeve.

It was concluded that we are at a stalemate in regards to the irrigation system.

Jason Bamlett then stated that it is the developers problem and that we have no leverage in the situation.

Dee Dee Fransen said that there needed to be a letter from the water co-op before the FAC and that therefore the irrigation system may be an issue in getting the FAC granted.

It was suggested by Peter Curran that the issue be brought up the the next water co-op meeting.

The next issue of business was the annual spring clean up and BBQ.

There followed a general discussion of if we should plan a BBQ or not after the spring clean up do to the fact of poor showings in previous years. A vote was taken via a show of hands on having the clean up on Saturday May 26th. The vote passed and Saturday May 26th was chosen for the day of the spring clean up.

Dee Dee Fransen suggest that we again have a rock picking contest for the kids in the park. John Carroll asked when the clean up would start, and it was decided that each person would commence when it was personally convenient.

It was suggested that after the clean up we meet up at the club house of the golf course at 5:00 p.m.

Dee Dee then brought up the fact that there was a fair amount of gravel on our lawns this year. She suggested that people rake as much as possible onto the road so that the street sweepers can take it away.

Peter Curran said that he would look at the amount of gravel on the park and he may be able to use his sweeper to sweep the gravel onto the road.

The next order of business was animal responsibilities.

Bill Coutts brought up the fact that if anyone sees someone's dog defecating please ask the person to pick it up. Denis Cattani brought up the fact that people should keep their dogs on the leash.

The next item of business was the election of new board members from phase 3 or 5. John Carroll volunteered to serve on the board.

John then brought up a issue of the development of the park. John suggested that we develop the park for the young kids in the area. There then followed a discussion of the park area.

Kevin Heise suggested that we put up soccer nets and that it would cost the association about \$1400.00 for two nets that could be taken down and stored in the winter. Peter Curran moved that the association purchase the two soccer nets. The motion was seconded by John Carroll and carried.

The issue of planting trees in the park was then brought up. A discussion followed. Brent Gogol said that he knew a tree farmer and would check into the prices. Melanie Spagrud and Kevin Heise said that they would contact Scott Mamchur about a planting plan for the park, Denis Cattani volunteered to serve on the committee.

Bill Coutts then brought up the fact that refuse was being dumped into the dumpster in front of the house under construction, and that the owners would appreciate would appreciate that it stop. It was suggested by Jason Bamett that the house should be finished and the problem would be solved.

The question arose of if there was going to be a new order taken for the new style garbage bins. Dee Dee Fransen said that she would check with the supplier to see if they had extras.

Dee Dee then brought up the issue of the garbage can in the mail hut. Cheryl Dawes volunteered to empty the garbage can.

A discussion then followed on limiting members of the water co-op to limit taxing the system, especially the application by the group that want to develop the land on the north side of TR251a. Bill Coutts said that the water co-op did not even consider the offer. A brief discussion of the water co-op followed.

Denis Cattani then brought up the idea of putting in place a new rule by the condo board of limiting access of those using the road so as to head off any development by the MD of the park area. There followed a discussion of the idea. It was suggested by Dee Dee Fransen that it would not be easy to change the by-laws. Bill Coutts suggested that it would be impossible to develop because it can only be accessed via a private road. Jason Bamlett suggested that there was no appetite by the MD to take that action.

Denis Cattani then brought up the fact that the grassy area down by the mail hut should be returned to it's original condition by the water co-op. Bill Coutts said that he would bring it up with the water co-op.

The meeting was terminated at 8:33p.m. on a motion by Bill Coutts and seconded by Dee Dee Fransen.