

May 6, 2014

## **Meeting was held at the Springbank Links Golf Clubhouse Gallery**

**Meeting called to order** at 7:12pm

**Quorum** was established and two proxies registered

**Dee Dee Fransen** chaired the meeting. She had 3 new neighbors, present at the meeting, introduce themselves and they were welcomed.

Nigel Hill made a **motion to approve the minutes** of the previous years AGM (May 13, 2013) as well as the SGM (Sept 3, 2013) Peter Curran seconded. Motion was carried.

**Treasurer's Report** Melanie Spagrud reported on the bank statements for the period ending Dec 31, 2013. Keith Robson asked if the board had explored options to invest our money. Melanie reported that the bulk of the money is in a T-bill savings account at ATB which gets better interest than a regular checking account, until the reserve fund study is complete and we have more direction as to where to place it. Keith also questioned the landscaping portion, did that include the cost of maintaining the road and the park? The road is still the responsibility of the developer. We do pay to have the park grass maintained. Melanie **made a motion** to place the statements on file as distributed. Dee Dee Fransen seconded, all in favor, motion carried. Melanie reported on the proposed budget. It was asked why our bank balance is so high. When the reserve fund study is complete we will re-evaluate the balance. Melanie **made a motion** to accept the budget as distributed. Lorie-Lyn Wilcox seconded, majority in favor, 2 opposed, motion carried.

**Garbage** Dee Dee Fransen reported that our current contract is coming to a close and the contractor is doubling his fee. The board has decided to sign with a new contractor with a slight increase in fee. This contract comes into effect June 1st. There may be a new garbage day, we will be coordinating with Springbank Links. More info soon. The new contractor has a 5 bag limit. The board strongly suggests buying the new black garbage bins, if you don't already have one. They are \$75 each and can be purchased directly from the contractor. Email the board [rodeoridgecondo@gmail.com](mailto:rodeoridgecondo@gmail.com) for more info.

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**Website** Pearl Elliot-Catani reported that we are in the process of developing a community website. Her daughter Sasha was working on it, but has been unable to continue. The board requests anyone with a knack for technology to give 1-2 hours of their time to help Pearl finish the website development. Stacy Stasiuk offered to help input data and keep it up to date when the development is finished. Jason Bamlett suggested paying someone to complete the website, Jerry Handford concurred. Peter Curran **made a motion** to spend up to \$2,000.00 for this purpose. Denis Catani seconded, all in favor, no opposition, motion carried.

**Rockyview** Mark Johns reported that he has been communicating with the municipality regarding who will own our road when the developer attains his Final Acceptance Certificate (FAC). The development agreement registered on our titles indicates that it will be the MD, and the County files show that the council approved a bareland condominium development with the road owned by the condo association. He is getting advice from a consultant friend with experience dealing with municipalities and may need to get some legal advice going forward. Nigel Hill asked that we also pursue advice regarding a reduction in taxes. Jason Bamlett suggested that if the MD ends up owning the road there should be a document stating that they can at no point sell or develop the municipal reserve lands in our community. Jason also requested that we pursue paperwork for the transaction between the developer and the municipality for the lands in question, regarding how final and complete that transaction is.

**Bylaws** Mark Johns reported that we as a board are considering reviewing our bylaws. At the moment they are the generic bylaws taken from appendix 1 of the Condominium Property Act and they do not always pertain to a bareland condominium. At the moment the only way to enforce the restrictive covenants, is for one neighbor to pursue legal action against another, the board has no power to assist in this. Updating the bylaws would be preferential because it would make them more applicable to our situation, include our restrictive covenants into the bylaws, and therefore give the board some power to enforce them on behalf of the community. The board would need 75% support in order for the bylaws to be changed. Mark asked for a show of hands as to how many would support such an endeavor before we proceeded in considering it further. Majority in favor.

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**Water Co-op** Gerry Handford informed the members that we should consider having a pressure reducing valve installed on our properties as the majority of us don't have one. He explained how the water pressure could affect our properties and cause damage if there was ever a valve failure somewhere above Rodeo Ridge. Jerry will have further information available on the water co-op website. [www.ebwsc.org](http://www.ebwsc.org) The water co-op is in the process of negotiating with the developer and the golf course on a water supply agreement. They are hopeful to have it completed in the next couple of weeks. The water co-op board has been working many hours on this. More information will be available soon.

**Irrigation** Tom McEachern reported on his progress in testing the Rodeo Ridge irrigation system. This season is the last phase of his testing, he now has 68% of our properties tied in and would like to have the 14 remaining homes tied in this season. He asks us all to encourage our neighbors to tie in and to display our irrigation signs. The irrigation lines won't be ready to be activated until at least June 1st, as they are still frozen. Tom will be in touch regarding this soon. Tom and Jerry Handford both stated that we will need to be aware of how much water we are using. The water supply agreement will have limits on the amount used, we need to make ourselves aware and practice responsible watering practices. More info available on the water co-op website. Nigel Hill asked if they were any closer to having irrigation available for the park and the houses that back onto it. Tom relayed that we now have authorization to bring the water to the edge of the park, but don't know when or if it will be brought to the homes nearby.

**Community Cleanup and Potluck** Kristine Baldwin announced the time for our community cleanup. It was decided that it will be **Saturday June 14th**. There will be garbage bags left at the mail hut for residents to use to pickup garbage and debris in the park, ditches and areas behind our houses. Please leave your bag at the end of your driveway for pickup, Pete Cote has offered the use of his truck for this purpose. Cleanup will be from 1-4pm, with a potluck following in the park at 5pm. If you aren't able to cleanup between 1 and 4, please feel free to help out when you can in the days prior. The board will buy pizza, please bring a salad or dessert to the potluck and anything you would like to drink. Jason Bamlett has offered the Re/Max tent for our gathering and Nigel Hill has offered his back yard and electricity. More info coming by email.

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The members acknowledged Cheryl Dawes and thanked her for keeping the garbage emptied in the mail hut. She will continue to do so.

Reminder to **pickup after your pets please!** There is some frustration on the part of many homeowners regarding cat and dog feces in their yards. Please keep an eye on pets and don't let them roam onto your neighbors property. If you notice anyone not living in the community being irresponsible in this regard try to catch them in the act.

**Election of new board members** Dee Dee Fransen and Melanie Spagrud are stepping down from their posts on the board after a very long service. The members present acknowledged their service and thanked them with a round of applause. Dawn Bamlett's service in place of Bill Coutt's has come to an end. She will allow her name to stand again. This leaves 3 vacant board positions. Peter Curran nominates Mark McAndrew, Mark accepts. Jason Bamlett nominates Cheryl Dawes, Cheryl accepts. Show of hands for Dawn, Mark and Cheryl to be elected to the condo board. All in favor, no opposition. All 3 elected for a two year period.

**New Business** Dee Dee reported that **street cleaning** should be commencing mid-May, weather permitting.

It was suggested to our new neighbors on the street they be included on our community contact list.

Cheryl Dawes has a few questions for the board - Do we carry liability insurance? Not at the moment, but we are in the process of inquiring about it. Who is on the Design Committee? Ryan McCool, Yvonne Bridgewater, Kevin Heise and an unknown. Nigel Hill asked if the board should be heading up the design committee now that all the lots are sold. Who is responsible for the maintenance of our street lighting? Ryan, the developer is responsible. He changes the bulbs when we notify him that they are out, and is in the process of fixing the light on the corner of the Hill's property. Tom McEachern suggested that we ask Ryan if he could replace the bulbs with LED's as need be. When will the road in front of the mail box hut be fixed? Jerry Handford from the water co-op responded, as soon as the weather is appropriate.

**Meeting Adjourned 9:15pm**