

Annual General meeting of the Rodeo Ridge Condo Association May 13, 2013

A quorum being present, the meeting was called to order at 7:12 pm.

The minutes of the 2012 AGM were accepted on a motion by DeeDee Fransen and seconded by Nigel Hill.

This was followed by an introduction of the board. It was then suggested that since there were so many new residents on the street, that everyone at the meeting introduce themselves.

Bill Coutts then gave an update on the park. Technically we were not supposed to put in trees, but the county agreed with the beautification process. Everyone seems to like the park.

Bill read from the letter sent to him from the MD. Since the people handling the file have left, the process of issuing an FAC ( Final Acceptance Certificate) had become neglected.

Bill commented that the county wants to bring the development to a close. The water co-op still has a few issues with the developer and so does the Board of the Condo Association. We paid for repairs to the road around the mail hut, and there are still a few deficiencies.

Nigel Hill then asked for clarification on the finances for the park. Melanie Spagrud, the treasurer, then commented that we received \$65,000.00 to develop the park from the developer. The developer deducted \$20,000.00 for initial grading, loam and initial seeding done to the park. We spend about \$18,600.00 for the planting of the trees, and still have in excess of \$20,000.00 in the park fund.

A general discussion followed in regards to the irrigation of the park. This was followed by a general discussion of the condition of the park.

Bill Coutts mentioned that the community had several new residents in the past year and mentioned several of them.

Reduction of HOA Fees in lieu of Positive Balance:

Bill mentioned that a member had asked for a reduction of the condo fees because of the ongoing positive balance. Melanie mentioned that at the end of April, we had \$259,600 in the bank including the park development money. Bill mentioned that once the FAC goes through we will pick up large financial responsibilities. A reserve study will be needed to be done once the FAC is issued.

A show of hands vote was taken to keep the current rate of condo fees. All were in favour of the motion to keep fees at the current rate.

Status of the Phase 5 construction lot:

Bill mentioned that although there was a time restriction between the purchase of the lot and breaking ground, there was very little we could do until the development was turned over to us. A permit to begin construction was applied for.

Status of the Irrigation System:

Tom MacEachern was called on to report on the irrigation system. He gave an in depth report on the current status and the expected results of this years testing of the system. The information on the system was included in an email sent out by Tom. It was quite positive that the system, which has two pumps ran entirely off of the small pump last summer. It is imperative that we try to simulate maximum demand on the line. To do this all who are involved in the test are required to run their systems on Sunday mornings regardless of the weather. The board urges all members to sign up for this test if the line is accessible from your lot. A discussion of running the irrigation line into the park followed.

Tom was thanked for all of his hard work on the project and was given a round of applause by all present in recognition of his accomplishments.

Spring Clean Up:

Bill Coutts then moved the meeting along to discuss the spring clean up. It was decided that June 8th be the day of the clean up. Nigel Hill volunteered the use of his back yard. It was decided that we meet at noon at the mail hut and divide into teams. John Carroll recommended that we order pizzas from Bona Roma, and all agreed with the idea. John also volunteered to use his quad to collect the garbage bags after the clean up.

Clean up will start at 12:00 noon at the mail hut and pizzas will arrive at 5:00 pm.

Animal Responsibilities:

Bill Coutts reminded everyone that all dogs should be on a leash and that it is the responsibility to clean up after them.

Cheryl Dawes was recognized for her ongoing volunteer work for the community with a hand of applause. She was thanked by the board for volunteering to empty the garbage from the mail hut every week.

Treasurers Report:

Melanie Spagrud was then called upon to give the treasurers report. Melanie emailed everyone in the community a copy of this years statements. She proceeded to give a summary of the report.

When asking for questions , Lisa Surmon asked if the road repair was included in the report. Melanie stated that it was.

DeeDee Fransen suggested that with the new people, we send out an email and see if there is anyone interested in ordering garbage cans. In the past these were subsidized by the board, resulting in a cost to the homeowner of only \$63.00 each. It was agreed that an email be sent out.

Denis Cattani moved that we accept the financial statements, John Carroll seconded, it was carried.

Estoppel Fees:

Bill mentioned that the current fees were \$100.00. DeeDee Fransen proposed that the fees be increased to \$200.00. Jason Bamlett stated that he believed that it is regulated that the maximum charge is \$150.00

Nigel Hill proposed that we raise the fees to \$150.00. In a show of hands vote, all were in favour and none were against, the motion was carried.

Election of New Board Members:

Bill mentioned with John Carroll moving that we will lose representation from phase three of the development. Volunteers were called for. Mark Johns volunteered and was welcomed by the board.

New Business:

The floor, was then opened to new business.

The issue of street cleaning was brought up and all were urged to keep their cars off of the street during the cleaning.

It was asked how new residents get on the Rodeo Ridge contact list. It was suggested that new residents call email Bill Coutts to get on a contact list. It was also mentioned that Debbie Balazs also publishes a list of residents in the area.

Lance Armstrong brought up the issue of Christmas lights. He asked if it could be done through the board. It was decided that the board did not want the liability, and that all donations be of a private nature. All gave recondition applause to Lance of a job well done with last years Christmas lights.

The issue of security in the community was again brought up. The discussion centred on installing security gates. A vote was taken on proceeding with security gates and was defeated.

A round of applause was given to John Carroll for his service on the board. John will be moving at the end of June and will serve on the board until that time.

The meeting was called at 9:05

Bill Coutts made the motion to conclude the meeting, John Carroll seconded, and the motion was carried.