

Rodeo Ridge Condo Association AGM Minutes

November 16, 2015

Meeting was held at the Springbank Links Golf Course Clubhouse Event Centre

Meeting was call to order at 7:07pm

Quorum was established and six proxies registered

Mark Johns chaired the meeting

Tom McEachern made a **motion to approve the minutes** of the previous AGM (Nov 17, 2014) Majority in favor, motion carried

Tom McEachern addressed the membership with current river water irrigation information. He provided a hard copy of common questions and answers (copy attached). Perry Poropat was recognized by the members for his gracious assistance in facilitating completion of irrigation pipe upgrades behind the homes on Emerald Bay Drive. Tom then answered further questions. Kristine Cote asked who will pay for the upcoming work that must be done in order for the Water Co-op to take over the irrigation system? Tom mentioned that the Water Co-op will be taking that on, with hopes of using some of the funds that Rockyview County is holding from the developers original deposit. Amber Pastoor asked who the easements will be with? The answer was the Water Co-op. She also expressed that she felt the 5m easement was excessive. Tom answered that the easement measurement was a requirement. Dee Dee Fransen asked if the Co-op would be re-evaluating every contract for every home that is involved in the river water irrigation system? Tom answered yes. She also asked, who is directing Tom to make decisions regarding what we are able to use potable water for? Tom answered that he is

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in consultation with the Water Co-op as to what is most beneficial. Dee Dee feels that we are being penalized because we are being directed not to use potable water for any outside irrigation of trees or grass. Tom explained that this was the way the irrigation was designed from the beginning and unless we would like to go back to the days when our water was rationed and we regularly ran out, this design must go forward. The board thanked Tom for his service to the community and there was a round of applause.

Directors Reports

President – Mark Johns gave a report regarding recent developments in our attempt to have Rockyview County take over ownership of Rodeo Ridge Road. He reported that after lawyers exchanged a number of letters we are at an impasse with the County. Mark and other board members met with staff members of our MLA Leela Aheer, hoping that the province (as it is the ultimate authority on roads) would be helpful. The province has started a file regarding the matter and will follow up if we continue to have difficulty. Ms Aheer's staff suggested we speak to the Reeve of Rockyview Country Margaret Bachel, up until now we have been dealing with office staff. The board has contacted Ms Bachel and are awaiting her response. Amber Pastoor felt that litigation would be in order. After discussion it was resolved that we would not proceed with litigation at this time, a decision regarding further litigation will be made when all other avenues have been exhausted and the board consults with the membership. Jason Bamlett asked to have clarified, our position as well as that of the County. Mark explained that we feel that the County should own the road because the Springbank Area Structure Plan shows our road as a public

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road, and more importantly, it is registered on our property titles as part of the Development Agreement that the road will be turned over to the County when the developer attains his FAC. The County says that their records show our road as privately owned and all the other community roads in the area are private roads. Lance shared that the board has removed the private road sign that we had, to support our position. It was mentioned that we should not be paying as much tax, if our road is private, as we have no County road maintenance, garbage pickup, or snow removal and the park is cared for by us, though it belongs to the County. Dee Dee Fransen reminded us that this has been brought up with the County in the past and they have no interest in reviewing our taxes. Kristine Cote expressed concern regarding snow clearing this winter and would like to see some plans made to clear the road. Mark shared that it makes more sense for the County to clear the road as they have more right to do so, being named in the Development Agreement, than we do. They can also recoup some of the expenses from the Developers bond being held. The board will discuss snow clearing with the County again. Dee Dee Fransen asked if Jerry Arshinoff, our area Counselor had been contacted. Mark responded that he had, and we have not had correspondence from him since that time.

Treasurer – Mark McAndrew shared a hard copy of the financial statements and proposed budget for review. Kristine Cote questioned the monthly cost of the street lights as it seemed excessive. Mark explained that we have been forced to take over the electricity costs for the street lights, as the developer has refused to pay them. He also explained that the majority of the cost is for 2 separate units that control the lights and the distribution of the electricity. Condo fees will stay the same so that we can continue paying into the reserve

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fund until the road dispute is decided. Kristine Cote inquired about the proposal to buy commercial sized hoses to water the park trees, and also, where they would be stored. Discussion ensued Perry Poropat asked if it wouldn't be wise to put in irrigation to the park rather than spending money on hoses. Mark and Tom McEachern explained that we should not install irrigation in the park at this time because we do not own it and it would not make sense to spend that amount of money on land that is not ours. It was discussed that we would ultimately like to extend the irrigation pipe, from the valve that was installed in the park behind the vacant lot (#492) behind the homes backing onto the park and that this would mean we wouldn't need to purchase as many hoses. It would also mean that the houses on the park could hook up to the river water irrigation. It is an expensive proposition, the cost of which might need to be shared between the condo board and the Water Co-op. Tom also mentioned that the cost of the high density polyethylene pipe, which should be used, is extremely expensive. Kevin Heise questioned the need for polyethylene pipe as opposed to pvc. Tom reported that in order to have the project be maintenance free, polyethylene would be the better material, as pvc cracks and leaks. The board is not interested in irrigating the grass for the time being, we would like to facilitate easier watering of the trees in the park, as they need more water than they have been receiving. We would like to store the hoses in a metal storage box that would be buried at ground level, so as not to be an eyesore in the park. The board will continue to look for less expensive ways to proceed. Kevin inquired about the sum of money that the developer gave for upgrades to the park. After purchasing trees and the river water valve project, the sum that remains is \$7500.00. Mark M made a motion to have the budget accepted as proposed, Kristine Cote seconded, majority in favor, motion carried.

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Vice President – Cheryl Dawes shared that she has been in contact with RECA (Real Estate Council of Alberta). They have asked that all condominium managers be registered and licensed with them. Cheryl has registered, but the board felt that because our condo board does not own any assets at present, that we do not need to proceed with licensing. Jason Bamlett felt that the council should be taking this more seriously. He explained that all condo boards, regardless of their size, assets and volunteer status, will ultimately be held to the standard of a professional management company. He suggested that the board have a look on RECA's website, that we would find that they routinely make decisions on private individuals as well as professional companies. Amber Pastoor said that she felt the board is looking after their responsibility fully. Kristine Cote questioned what the consequences might be if the condo board is found in breach of a rule. Jason responded that he felt the board could be fined. Mark Johns thanked Jason for bringing this to the board's attention and assured everyone that they would continue to monitor the situation and respond appropriately.

Mark Johns reported that the board would like to remove the mail hut garbage, as it is often full of pet waste and smells bad. Cheryl Dawes noted that one member, for whom she registered a proxy had an objection. After discussion Mark J made a **motion to remove the mail hut garbage**, the majority were in favor, motion carried.

Election of New Directors – Mark MAndrew, Cheryl Dawes, and Dawn Bamlett have come to the end of their terms and Larissa Vormitagg has retired mid-term. Therefore there are

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four vacancies for a two year term. Mark McAndrew and Cheryl Dawes have agreed to let their name stand for a 2nd term, nominated by Mark Johns. Mark McAndrew nominates Amber Pastoor, she has agreed. Vote by show of hands for all 3 nominees, majority in favor.

New Business – Stacey Stasiuk is concerned about continued speeding on our road. She observes that it is often contractors that are speeding. Suggestions were discussed to curtail this: Speed humps or bumps, ‘children at play’ signs, move the existing 30Km sign to a more noticeable spot, solar powered speed signs that show your speed, portable speed bumps. Dee Dee Fransen will inform the board of a sign company she has dealt with in the past. Tom McEachern volunteers to obtain a quote for the solar powered signs. The board will notify the community when they have a solution in mind.

Amber Pastoor inquires if anyone is concerned about the petition to re-zone the Horse Stable property that is for sale at the corner of RR 32 and Township RD 250 to 2 acre lots. Tom McEachern and Jason Bamlett responded that they feel that development is inevitable, either by Rockyview or the City of Calgary, which has recently shown their intention for a major annexation. It is agreed that 2 acre lots would be in our best interest as opposed to higher density development.

Adjournment – 9:00pm

Rodeo Ridge – River Water Irrigation System 2015 Update Q&A

Q1. Last AGM's status update on the Rodeo Ridge - River Water System, we were informed that the river water testing program had determined that the pipeline on the north end of Emerald Bay Dr. was undersized and had low flows and pressure. How much will it cost to resolve this and when will it be done?

A1. This is a very good news story thanks to a very generous donation from our newest members of our community, Mr. Perry Poropat and his wife Donna and family. During his home construction project at the north end of Em. Bay Drive, I happened to mention to Perry that the river water pipe from his property to the end of the system (3 lots long) needed to be twinned. Without hesitation, Perry generously volunteered to supply new pipe, excavation equipment, and labour to install 400' of new pipe for us. It is now twinned (2 x 2" pipe) in that segment. Thank you very much Perry!

I would also like to express my thanks to Ken Hughes, his son Eamon, and Eliza Leitch for volunteering their shovels and backs for help with some very difficult hand digging. I had a fantastic team and we got it done before winter!

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I took the opportunity with the trench open to install tracing wiring on both pipes so as to permit easier underground locates in the future because the pair of pipes diverge apart in the trenches.

In all, with Perry's and Donna's most generous donation of materials and labour, some fittings from my garage inventory, and a few days of volunteer labour, we installed this addition to the river water pipeline, and refit the connections to the north three properties, at no cost to the community that would have otherwise cost over \$6,000.

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Rodeo Ridge – River Water Irrigation System 2015 Update Q&A

Q2. How many residents are now connected to the RR River Water System (RR-RWIS)

A2. 39 of 41 residents with completed houses are connected and certified... 95%. The 41 count excludes empty lots and one house currently under construction. The remaining two not yet compliant is a work in progress.

Q3. Why do we have a river water system?

A3. It was a design decision made over 15 years

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ago between the developer and EBWSC (the Co-op) that the residents on lower Emerald Bay Drive and Rodeo Ridge (including upper Em. Bay Dr), would each have a river water irrigation system. These two systems would offset potable water usage, and allow reduced sizes of the potable water storage tanks, by providing lower cost river water for outdoor irrigation. The infrastructure was first installed in lower Em. Bay Drive in the late 1990s/2000, and on RR and upper Em. Bay Dr in the 2000s. The volume offsets from these two river water systems are an integral (not optional) part of the design of the potable water system including our Alberta Environment licence to draw water at a maximum rate from the fresh water well.

Q4. When were the connections to the RR River Water System (RR- RWIS) by each resident required/expected?

A4. Theoretically, it was as soon as the developer made a connection available to the resident in the early 2000's (phase 4) and about 2007 (phase 3). However, since the RR River Water system was never commissioned and tested at that time, connections to a pressurized line were not possible. Some folks ran their irrigation pipe to the river water valve box and some did not.

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Rodeo Ridge – River Water Irrigation System 2015 Update Q&A

The three season testing program was completed in 2014 by Tom McEachern and the community was notified that the infrastructure was fit for production operation and that connection was required as of the start of the 2015 season. So May 2015 was the practical start of mandatory connections and usage... over 10 years later.

Q5. Can I use potable water for outdoor use?

A5. Yes, as long as it is not for significant volume irrigation purposes (trees and lawns). It's okay to put a garden hose on your river water system to hand water trees or operate a lawn sprinkler but remember to keep that hose away from young children or teach them not to drink out of it.

Feel free to use potable water outside for hosing down the house or windows, filling your watering can for flowers, kids slip & slide, and similar domestic purposes. Good idea to have hoses of two different colours if connecting hoses to both potable water and river water to avoid mixing them up.

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Q6. Where is the demarcation point between the RR River Water system and the resident?

A6. At each isolation valve in each resident's valve box. The isolation valve belongs to the River Water system. Everything on the resident's side of that valve belongs to the resident.

Q7. Who is responsible for maintaining free and clear access to the River Water isolation valves and box?

A7. The resident (just as it is for the curb stop valve for potable water). Tom McEachern walks the line and checks for River Water leaks at the demarcation points (valve boxes) at least once per season.

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Rodeo Ridge – River Water Irrigation System 2015 Update Q&A

Q8. Who owns the RR River Water system now?

A8. Officially/legally, it is still owned by the developer (and has been since the infrastructure was installed in the early 2000's).

Q9 Who maintains the RR River Water system now? A. From a practical sense, no one. The

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developer is no longer involved.

Q10. I thought that the EBWSC (the Co-op) was running the RR River Water system.

A10. No, the Co-op does not own it or operate it and never have. However, in consultation with the Co-op, we hope to have them take it over soon. Timing for that to happen belongs to the Co-op.

Q11. So who is operating it then?

A11. Tom McEachern, as a volunteer, has operated and maintained the RR River Water system during the test program (2012 – 2014) and since the system was put into production mode in May 2015. No one else is currently operating the system except Tom.

Q12. What are the remaining barriers before the EBWSC (the Co-op) can take over the ownership, operation, and maintenance of the RR River Water system?

A12. Now that the operational and technical issues determined during the test phase have been worked off, there are a few non-technical items that the Co-op needs to complete in order to take over the system:

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Rodeo Ridge – River Water Irrigation System 2015 Update Q&A

- a) Complete a geo survey mapping of the facilities and document the locations of the pipeline and each isolation valve on each resident's survey plan. Tom McEachern will be assisting with that task in 2016.
- b) The survey plans will be incorporated into registered easements for each resident. The easements will be for property access to the pipeline and a 5 meter wide right of way straddling the pipeline.
- c) The easements and the certification forms will be incorporated into services agreements to be signed between each resident and the Co- op. The agreements for RR and Emerald Bay Drive will be for the supply of potable water, river water, and sewage treatment services. Members of other communities in the water Co-op will have agreements for only the services being supplied (water only or water and sewer only)
- d) Each resident will require a signed and executed services agreement with the Co-op in order to receive services from them.

Tom McEachern

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