

November 17, 2016

**Board Members Present:** Mark Johns, Mark McAndrew, Cheryl Dawes, Lance Armstrong, Pete Cote and Amber Pastoor

**Meeting was held** at Springbank Links Golf Course Clubhouse Event Centre and was **called to order at 7:08 pm**

Quorum was established with 3 proxies registered  
Mark Johns chaired the meeting.

Tom McEachern made a **motion to approve the minutes** of last board meeting. Garrett seconded, passed.

### **Irrigation Update – Tom McEachern**

- Tom reiterated that the River Water Irrigation system is not owned by anyone. The Developer abandoned it.
- There was a pipeline break earlier this year that appears to be a poor workmanship issue.
- Water Co-op is funding capital costs of repairs with the hope that they can recover the costs from the MD.
- It is hoped that the Water Co-op will take ownership next year. A water service agreement is pending .... Currently being developed for potable water, sewer services and river water. Surveying was done in September for plan, drawings for access/easements...as we have to document the asset, all pipes, all valves as it was undocumented by the Developer for the Water Co-op to take over the infrastructure/asset.
- Recommend coming out to the Water Co-op AGM tentatively booked for Thursday Dec 1<sup>st</sup> or 8<sup>th</sup>. At this meeting, they are planning on rolling out the initial concept of the water service agreement (WSA), which is new for everyone.

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- Rodeo Ridge Irrigation System (RRIS) works. It does what it is supposed to do. We have had a substantial cost offset to the potable water system.
- All but 1 house is tied into the RRIS.
- WSA – must have in order to get service per Rural Utility Act.
- Mark J thanked Tom for working on the RRIS for the community.
- Mark M wanted to thank Tom for fixing the stonework on the light fixtures.

### **Directors Reports:**

#### **President – Mark Johns**

##### a) Rocky View County

##### ➤ Road Ownership

It is the condo association's position that the road should be owned by the county as per

- the area structure plan identification as a public road
- the Developer's Agreement registered on Title indicates that when all is done the road switches over to the county.

It is the MD's position that they have internal files that show the road is a private road owned by the condo association as this is how the development was approved.

Over the past year, the board has contacted both the Reeve and our area counsellor, but neither of them got us anywhere. Recently, we have met with county administrator and had a productive meeting, where it was determined that the road ownership really boils down to the cost to maintain the road sometime in the

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future when it needs repairs or to be resurfaced. So that is the main concern of the MD and it is also the main concern of the condo association.

What we concluded and we checked with our lawyer ... nobody can force the road ownership on us. There has to be a willing buyer. We have taken the position to do nothing...there are more details on our website if you want to read more about it there.

➤ Snow Removal

Associated with the issue of the road ownership is snow removal.

The road is still owned by the Developer and last year the county cleared snow on the road only for safety reasons....so it was pretty marginal, and they can do that under the terms of the development agreement which allows them to step in if the Developer doesn't do the maintenance on the road and they have some funds in the bond that the Developer posted that they can access...so that gives them the legal authority to clear the roads and the means to pay for it, neither of which we have.

Having said all of that, in regards to snow removal, we got the sense that the snow removal wasn't what the community wanted or expected. So we are looking at pursuing another option that would give us the ability to do the snow removal ourselves.

We have budgeted for some snow removal this year. We will update the community if / when we have more.

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*Question from Wayne Pon*

In the reserve fund, is that supposed to go for road repair, and if so, does that not mean we are responsible for it?

- *Mark J*, the reserve fund had been gathering money with the anticipation of maybe having to do that. The fund is underfunded if we need to do that and over funded if we don't.
- *Garrett*, asked what if the road does need work, what do we do in 10 years?
- *Pete* indicated that if the road needs to be resurfaced, the MD will do that and tack the cost on to your property taxes ... you do not have to pay the money upfront. With this process, you do not have to build up a massive reserve fund.
- *Amber* indicated that after discussing with our lawyer, we are in no way conceding to the county that we are taking ownership of this road. And with our lawyer, we have taken steps to ensure that anything we do in the interest of safety of the community members is not seen as taking ownership of the road.

**Treasurer - Mark McAndrew**

Mark distributed the 2017 budget and 2016 forecast.

Mark highlighted the following:

- Balance in bank account at the end of Oct is \$309K
- Revenues are in line with budget
- Park had a budget of \$2K for irrigating the trees, those plans have been deferred for now
- Reserve Fund is at \$290,000
- 2017 budget plan is to reduce the condo fees by 50% to \$360 per year.

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- We have included in our 2017 costs for road maintenance an increase of \$2,000 for snow plowing should we get an agreement in place with the Developer.

Mark McAndrew made a motion to approve the 2017 budget as presented. Tom seconded. Motion passed.

Mark J thanked Mark M for his presentation.

### **Design Committee (DC) – Pete Cote**

- The DC is a result of the Restrictive Covenants on all of our Titles, which requires that the condominium association to have a DC.
- The DC is responsible for any new construction, external changes to houses etc that happen in the community.
- Each phase of Rodeo Ridge has different Restrictive Covenants.
- If someone wants to renovate something externally, ie change a house color, change shingles etc. they are supposed to get approval in writing from the DC before they proceed. They are required to produce and submit samples to the DC for their approval and they are not supposed to proceed with any work until the DC gives that approval.

### **Nominations & Elections of New Directors**

Mark Johns, Lance Armstrong and Pete Cote's term as directors are up this year, which means we have 4 vacancies. We have 6 directors on our Board, we can have up to 7.

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*Nominations for council:*

The three directors have all agreed to let their names stand for re-election onto the board.

Tom moved to nominate the three directors to the board. All were in favor.

**New Business:**

a) Park Irrigation

- Tom wanted to know why the trees did not get watered this year. All trees need deep watering once a year. We had discussed buying hoses etc for park irrigation.
- It appears that no effort was made this year. Mark J said this was probably dropped this year due to it being a wet year.
- Tom suggests that you give them a deep watering in May when he recommissions the RRIS in the spring.
- Mark M asked how long it takes to water the trees. Tom said it takes a day. Dawn Bamlett would put a little trickle on each tree for 30 minutes.
- The purchase of hoses had been deferred as the park is a Municipal Reserve and we are in discussions with the county around the park. But that doesn't remove the need to take care of the trees.

b) Mailbox Hut

Tom noted that the flower beds are not being maintained and there appears to be a lot of weeds/thistles. The board noted that they have seen condo members cleaning the mailbox hut, but it was a bad year for thistles and the golf course ended up spraying for them.

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c) Dogs

- Annual reminder to pick up after your dog. If you see someone not picking up after their dog, ask them to.
- Dogs need to be in control, which means on a leash and if not on a leash, they are not wondering into people's yards.

d) Speed Limit

- People continue to drive along the road faster than they should. The speed limit is 30 km because we have children, dogs, people walking on the road.
- The board has been talking about how to reinforce the speed limit with people.
- Amber has noted that because the road is not ours, we cannot install speed bumps to slow the traffic down, so Amber thought before going to extreme lengths, suggest that we do a door knocking campaign and/or deal with people directly.
- Pete noted that there are some offenders that live in the community, but the biggest issue is with visitors and now that the construction vehicles are parking across from the house being construction, you may not see someone coming around the bend in the road.
- Mark J we need to encourage people to do the speed limit. If you are not comfortable telling a neighbor to slow it down, you can always contact the board and they can approach the member.
- Pete suggested that we explore putting up another 30 km sign by the park. The board will look into getting another sign.

**Meeting adjourned at 8:00 pm**