

The Gray Homestead Community Association
Annual General Meeting
Minutes of Meeting
February 17, 2008
Location: #59 Gray Way N.W.

Board Members in Attendance

Kathy Isinghood (President) and Gary Isinghood
John O'Rourke (Treasurer)
Jackie Buell (Secretary)
Bill Eshleman (Director) and Wendy Eshleman
Franca Best (Director in Charge of Building Approvals) and Geoff Best
John Kroeger
Tracy Hindle
Ricco King
Ahmed Sharifzadeh
Peter and Victoria Edlinger
Mark and Pierette Wiebe
Rick Burkhart (by proxy)
Kim and Louise Raffin

1. Meeting called to order 12:45.m.

2. 20% Quorum reached.

3. Appointments to the Board of Directors
 - Interim board member Bill Eshleman was voted onto the Board of Directors. Kim Raffin was also voted onto the Board of Directors.

4. Leasing of Municipal Reserve Land
 - The Municipal Reserve land could be leased for 3 years at a cost of \$1 per year. A \$250 application fee is required, plus a letter of intent stating

the Community Association's intention for the land. Recreation Board money is available to develop the land for recreational purposes. It would cost \$1200-\$1900 to insure the land; however, insurance companies will no longer insure pathways due to high liability costs.

- Building a recreational facility or anything else on the Municipal Reserve land would not be cost effective. The Community Association would have to maintain it, and community dues would go up as a result. The concern is also that there are not enough children in the community to justify building such a facility.

- If the M.D. of Rockyview were to try and sell the Municipal Reserve land, the issue would go before public council, and the GHCA could protest the sale at that point in time.

- The question was raised as to whether the GHCA should organize a community clean-up day of the Municipal Reserve land, even though it is the M.D. of Rockyview's responsibility to maintain it. Kathy Isinghood mentioned that if the GHCA is not going to lease the land, then the M.D. would prefer that we leave it alone.

- The owners of #83 Gray Way would like a fence built between his property and the Municipal Reserve land, due to the late-night "partying" on the land. He will contact the M.D. of Rockyview to discuss this issue.

- A motion was put forward to the community members to lease the Municipal Reserve land. This motion was denied.

5. Fencing

- Bill Eshleman gathered information on the cost of providing fencing materials to those community members who would like to finish their fences, due to the fact that the GHCA architectural controls demand that all fences look consistent within the community. It would cost the GHCA \$340 to provide 100 feet of fencing material. Community members would be responsible for their own labour costs.

- As it stands now, the GHCA is only responsible for repairing/replacing common area fences, and those fences fronting onto Gray Way.

- A motion was put forward to community members to have the GHCA pay for all fencing materials required by members in order to finish their fences. This motion was denied.

6. Weed Spraying

- Franca Best gathered information on the cost of spraying the ditches for weeds. Green Tech would spray all community ditches once a year for \$1000 per application. It has been determined that Green Tech would provide the best price to the GHCA. The product used would be effective against all weeds, except for thistle; as such, community members will still be responsible for mowing their ditches in order to control thistle growth.

- If community members are interested in contacting Green Tech to have their acreages sprayed for weeds, the cost is roughly \$150 per acre, with a \$250 minimum charge per property.

- A motion was put forward to community members to have the GHCA pay for spraying the ditches for weeds. This motion was accepted.

7. Homeowner's Manual

- A GHCA Homeowner's Manual will be given to all homeowners so that they are aware of community standards, policies, and bylaws.

8. 2007 Financial Statement/2008 Operating Budget

- The GHCA 2008 Operating Budget will be revised based on today's motions.

- The GHCA 2007 Financial Statement will appear in the GHCA Spring, 2008 newsletter.

- Kim Raffin will arrange for a separate accounting firm to review the community's financial statement on a yearly basis.

9. Additional Items

- A member requested to have community dues lowered to \$100 per year, and asked that a motion be put forward to this effect. It was argued that this is nearly impossible to do as there must be 100% agreement among community members to lower the dues. It was determined that the GHCA will revisit this issue after reviewing the 2008 Financial Statement, and put a motion to all community members to lower dues at that point in time if it is warranted.

- Community dues in the amount of \$250 were due on January 31, 2008. Penalties will be assessed on March 31st, 2008.

- 13 homeowners are interested in receiving quotes for paving their driveways. Bill Eshleman is currently lining up paving companies that might be willing to provide community members with a group discount to complete this work.

- Wendy Eshleman gathered information on establishing a community website. The cost would be \$100 per year to post such a website. A motion was put forward to community members as to whether the GHCA should pay for a community website. This motion was accepted.

- A motion was put forward to community members as to whether the GHCA should establish a Babysitting Registry for the community. This motion was accepted so long as the individuals interested in having their names posted on the registry provide proof that they have taken the babysitting certification course. Community members voted against the GHCA paying for any portion of this course for individual members.

10. New Business

- The M.D. of Rockyview will look into the issue of repairing the road dip at the front entrance in Spring, 2008. The GHCA will also contact them regarding the issue of cleaning Gray Way, and cutting the grass at the entrance to the community.

11. Motion to adjourn – 2:07 p.m.