

**The Gray Homestead Community Association
General Meeting Minutes of Meeting
September 19, 2009
Location: #59 Gray Way N.W.**

Board Members in Attendance

Kathy Isinghood (President) and Gary Isinghood
John O'Rourke (Treasurer) and Jody O'Rourke
Franca Best (Director in Charge of Building Approvals) and Geoff Best
Bill Eshleman (Director)
Kim Raffin (Director)
Jackie Buell
Ralph Hindle
Ahmed Sharifzadeh
Rob and Kirby Palmer

1. Meeting called to order 3 p.m.
2. 20% quorum reached.
3. Motion accepted to adopt minutes from last AGM (October 4, 2008).

Agenda

1. Business arising from previous meeting minutes:
 - Paul Rondeau has put his name forward to join the Board of Directors. This motion was passed.
 - A financial review of the GHCA still needs to be completed. This will get done.
 - The GHCA still needs a new secretary to join the Board of Directors.

2. Letter of Complaint:

- A letter was sent to the GHCA from a homeowner complaining about the following items:
 - a) In some instances, too many vehicles and/or trailers are being parked in home-owners driveways, and in some instances they are being parked on the lawn. Regarding this complaint, a resolution was passed giving the GHCA the authority to send out a general letter to all homeowners reminding them of the community bylaws with respect to vehicle/trailer parking. A clause will also be added about ditch maintenance, as it was noted in the meeting that some homeowners are not maintaining their ditches to community standards (mowing etc.).
 - b) It was noted in this letter that there are several barking dogs in the community. This issue will also be addressed in the above-noted letter that will be sent to all homeowners, and a reminder as to the community bylaws regarding pets will be included.

3. Adoption of 2010 GHCA Budget

- There have been a few financial increases with respect to the GHCA budget, otherwise the current yearly dues of \$235 per homeowner is still feasible. The GHCA had a surplus of \$45 per member in 2009, and there is approximately \$18,000 in the Reserve Fund. It was suggested that community dues be lowered again, and also that the Reserve Fund be capped. It was decided that the dues can not be lowered this coming year for the following reasons:

- the cost to replace the front entrance sign would be approximately \$12,000 in the event that it is destroyed;
- fencing repairs need to be implemented;
- ditch maintenance.

- A motion was passed to cap the Reserve Fund at 2x the annual budget, and to leave community dues as they are for the time being.

- The question was raised as to whether the GHCA is going to arrange for weed spraying in the ditches for 2010. The cost is \$1000 per application. This question is still open.
- The motion was passed to adopt the 2010 GHCA Budget (Franca Best made the motion; Kim Raffin seconded it).

4. Building Approval Procedures

- The question was raised as to whether any community homeowners are constructing items on their property without GHCA approval. At this point, there is only one submission for approval, which the Board of Directors is currently reviewing.
- Construction of the new residence at #75 Gray Way is going well, although it was noted that the construction crews are not cleaning up after themselves, and the road in front of the house is a mess. Ralph Hindle mentioned that he got a nail in one of his car tires, and he would like to be compensated \$40 for it.

5. Front Entrance Sign Light

- The light is broken; the bulb may be burnt out. Rob Palmer said that he would take a look at it and charge the GHCA for any repairs that he completes.

6. Fence Maintenance

- The fence in front of #71 Gray Way (facing onto the road) has been damaged (someone hit it), and it needs to be repaired by the GHCA. The GHCA will fix all common area fencing, and fencing that fronts onto Gray Way. The landscaping crew that the GHCA uses to maintain the front entrance may do fencing repairs; Kathy Isinghood will look into this.

7. New Business

- Kim Raffin has made a complaint about condition of the ditch in front of his property (#79 Gray Way). The M.D. of Rockyview has viewed it, and says that it looks fine to them. Kim disagrees; he will write a letter of complaint and submit it to the GHCA, and he will also send it to the M.D. of Rockyview.

- The Carragana bushes at the front entrance need to be cut back again by the M.D. of Rockyview, or by the homeowners.

- The question was raised as to whether the unoccupied Gray land could be subdivided into 1 acre lots. The GHCA believes that any developer who purchases the land (it is currently NOT up for sale), will have to get 100% approval from the GHCA in order to build houses on one acre lots.

8. Meeting adjourned at 3:50 p.m.