

Gray Homestead Community Association

Annual General Meeting Minutes

Date of Meeting *16 October 2010*

Present: Kim (Director) & Louise Raffin; Anita Lechner; Gary & Kathy (President) Isinghood; Franca (Treasurer) & Geoff Best; Wendy & Bill (Director) Eshleman; Rick Burkart; Ralph & Tracy (Secretary) Hindle; Curtis Birchall; John Sweetland; John (Director) & Jody O'Rourke

Location: Bearspaw Golf and Country Club

Agenda

- I** Call to order and Roll Call
 - Annual General Community Association Meeting, called to order 3:15pm
 - 20% quorum in attendance

- II** Adoption of Minutes from General Meeting held September 19, 2009
 - Wendy Eshleman motioned to adopt
 - Kim Raffin 2nd motion
 - Accepted by all attendees

- III** Adoption of 2011 Proposed Budget
 - Review of 2010 Financials to Date (Budget will be posted on the GHCA website)

 - Budget overview – weed spraying of ditches scheduled for June 2011, funds allocated, we will try and get a community rate for homeowners to take advantage of should they decide to spray

 - Dues Update – should remain as per 2010 – keeping same formula adopted in 2009 (2 x's operating budget) - all collections up to date

 - Front Entrance Sign – it was suggested surplus money be used to upgrade similar to Church Ranches, including irrigation, approximate cost \$8,375.00 – not all in agreement

 - several alternatives were suggested a) put in North entrance signage instead of changing existing one, not sure this is our land; b) spend surplus funds on community garbage pickup; c) spend surplus funds to subsidize homeowner thistle control.

 - after lengthy discussions Kim Raffin motioned to get a revised quote to spruce up the current entrance, present to Board of Directors and then email/deliver information to all Community Members who will vote on the revised proposal – Franca Best 2nd the motion – all in attendance agreed

 - John O'Rourke motioned to approve the 2010 Budget, Rick Burkart 2nd the motion, all in attendance agreed.

- IV** Old Business
 - Fence Maintenance – the association has purchased replacement rails, posts and supports for repairs. Replacement of posts will be contracted out, quote to be obtained before repairing. Rails to be replaced by homeowner. All items are kept under the back deck of #59 Gary & Kathy Isinghood – call before picking up supplies

V New Business

- Summer 2011 Social – it was decided that we would proceed with a pre-Stampede Breakfast to be held near the end of June before members start out on family vacations
- A complaint was tabled about the lack of respect for speed limit, especially at the North end of the cul-de-sac. It was decided that an email/letter would be sent to all community members reminding everyone of the speed limit and Kathy Isinghood will check with Community Services how the speed can be policed. Rick Burkart put a motion forward to get a quote for speed bumps as a solution (similar to Church Ranches) Kim Raffin 2nd the motion. Information will be presented to Board of Directors. All community members will be notified and costs put to a vote.
- Kathy Isinghood provided an update on #23 Gray Way. a) Agricultural Services were contacted, they advised too late in the year to do anything as there has been frost, but property is on file to be dealt with in the spring; b) Protective Services were contacted. They toured the property and took pictures. There are no safety concerns, nor is there any ground for the County to take action. c) Hopeton Loudon was contacted and he is/was (not reelected) on a committee to change the land use bylaw to clean up these types of properties. d) Kathy contacted a Land lawyer and he offered to review our covenants to make a full assessment – approx cost \$200.00, to see if there is enough wording to put enforcement measures in place. Rick Burkart motioned to have Kathy have our bylaws reviewed by Land Lawyer to find out what we can do, with a cost of approximately \$200.00. John O'Rourke 2nd motion, all in attendance agreed
- Use and Location of Fire Pits – Wendy Eshleman has posted the Rocky View rules – see Gray Homestead website, in particular Page 5 on exemptions.
- A complaint had been filed with the Board of Directors regarding Fire Pits and our Bylaw #26 (smell, smoke and dust). Complainant appreciates the attempt to resolve the situation but is still not satisfied. Wants Fire Pit moved. It was decided that a separate committee be set up to arbitrate this issue. The committee will consist of the two homeowners in dispute plus Board Members, Franca Best, Kim Raffin and John O'Rourke – final resolution will be posted to the website with possible addition for Homeowner's Manual
- It was suggested more notice be given for the Annual General meeting. All in attendance agreed that the meeting will be held every year the 3rd Saturday of October, 3:00pm with location to be confirmed.
- Halloween – if you are participating leave your lights on, if not, turn them off for the evening. This information will be posted to our website and delivered to all residences.

VI Election of Board Members

- John O'Rourke nominated Kim Raffin for President – Wendy Eshleman 2nd the motion and all in attendance agreed – Kim accepted
- Bill Eshleman nominated Ralph Hindle for Secretary – he declined
- Val Alexander put her name forward to join Board of Directors – accepted
- Kim Raffin nominated Rick Burkart to Board of Directors – accepted
- The GHCA still needs a new secretary – Tracy to continue until position filled
- Kim Raffin thanked Kathy Isinghood for a job well done the last 3 years.

VII Meeting adjourned at 4:30 pm followed by social wrapping up at 6:00pm