



Gray Homestead Community Association (GHCA)
ghca@grayhomestead.ca

Gray Homestead Community Association Annual General Meeting Minutes

Date of Meeting 26 November 2011
Present: Community Members: #80 Anita Lechner; #59 Gary & Kathy Isinghood;
#62 Kevin & Vicky Hertz; #28 Bonnie and Wayne Gingerysty; #70 John
Sweetland; #40 Joshua Goodrich; #88 Rob & Kirby Palmer; #43 John &
Elsie Kroeger
Board Members: #83 Kim Raffin (President); #36 Wendy & Bill
Eshleman (Director); #67 Rick Burkart (Director); #63 Ralph & Tracy
Hindle (Secretary); #7 John O'Rourke (Director); #47 Val Alexander
(Director)
Special Guest: Al Sacuta (Bears paw Councilor)
Location: Bears paw Lifestyle Center

Agenda

Call to order and Roll Call

- Annual General Community Association Meeting, called to order 2:09pm
- 39% quorum in attendance

Adoption of Minutes from General Meeting held October 10, 2010

- Wendy Eshleman motioned to adopt
- John O'Rourke 2nd motion
- Accepted by all attendees
- Minutes from the last AGM are available on www.grayhomestead.com

Adoption of 2012 Proposed Budget

- Review of 2011 Financials to Date
- Budget overview – Roundup spraying of ditches around the culverts was a mistake. Spraying for Canada Thistle is done every 3 years and they will be back in the spring to finish. No funds will be allocated in 2012 for weed spraying. Bill asked Al if it was a Rocky View requirement to spray the ditches around culverts to keep the water flowing – Al said he would

check into that and get back to us. *Al Sacuta follow-up: It appears the county may spot spray weeds; we would not specifically spray grass. There appears to be no requirement that grass be controlled around culvert openings; however, residents are free to do this. We do clear specific culverts that are blocked if we are told that they're blocked. I've had this done in my area.* (Subsequent note: all community members are reminded to maintain their ditches and culverts)

- Dues Update – Kim Raffin recommended we raise the dues to \$250.00 in order to keep same formula adopted in 2009 (2x the operating budget) as we were over budget in 2011. This created a lengthy discussion. Ralph Hindle advised that the 2x the operating budget was originally recommended as a cap for surplus monies on hand and not an actual target. GHCA will spend approximately \$8,000 this year and as a result if the dues are not raised we will have to dip into our existing reserve. Kim Raffin motioned to increase the dues to \$250 and maintain 2x the operating budget or leave as is and eat into the reserve. Ralph Hindle countered this with a motion to raise the dues to \$200 and see how it works out. Rick Burkart 2nd the motion, Vote 7 in agreement 1 against. Passed - dues will be \$200 in 2012. All collections up to date
- Front Entrance Sign – 6 yards of bark mulch, L.E.D. lights and curb were completed in 2011. Concrete company to come back when the weather warms up to seal the curb, which will make it look much better. Bill Eshleman will be power washing and sealing the cedar behind the lettering in the spring. It was also suggested that the lettering will be painted (gloss black). Total cost will be \$6,900. Costs to date are \$2,400 (bark mulch and concrete curb) and Kim Raffin proposed it will cost an additional \$4,500 to complete the project (irrigation and plants). Wendy Eshleman moved we accept the cost of the sign, Rick Burkart 2nd and Kirby Palmer 3rd – all in attendance in favor
- Last year's proposal to replace the signage at the front entrance was voted against. Kathy Isinghood brought up the fact that the Board was to get a revised quote to spruce up the current entrance and present to the Community Members for a vote. Due to the unsightliness of the entrance and the clear mandate received at the last AGM to spruce up the entrance area the Board decided to proceed with a lower cost solution as mentioned above.
- John O'Rourke motioned to approve the 2012 Budget, Ralph Hindle 2nd the motion, Val Alexander 3rd, all in attendance agreed.

Old Business

- Fence Maintenance – no money allocated to fence maintenance in 2012 as the association purchased replacement rails, posts and supports for repairs in 2011. 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 – please call before picking up supplies. (*Subsequent note: Board members repaired the broken post at #15 in October*)
- Kim Raffin asked for feedback on the Dog Stations – everyone thinks they are working but need to be moved as once winter sets in they will be hard to access. Rick Burkart to move the one by service road, John O'Rourke to move one down across from #7.

New Business

- Kim Raffin reminded everyone to slow down and respect the speed limit.
- Al Sacuta provided an update on the Fire Hall – Fire Chief and Planner accepting suitable sites - have been offered sites, but most have been in poor locations – they want to bring all homes within 5 mile radius - fire hall will look much like one in Elbow Valley - will cookie cutter the design across the valley - hoping to have something up and running by end of 2012 - more than likely 2013. Al was asked what the preferred location was and he said he couldn't say as it could bring in developers and increase the costs. However, it will be relatively close to Highway 1A. They have favourite and 2 backups.
- Bylaw proposed for unsightly premises, shooting in county, and noise. Received a lot of comments regarding the wording and shooting. Currently being redrafted, most likely separate bylaws as people were not happy with them being one. Hunting regulations – there are not too many places in Bears paw you would be allowed to shoot. So the question was do we really need a bylaw.
- Fish & Game – there was apparently a cull last December that the Community at large was unaware of. Al was unaware of this as he was told by Fish & Game Dept that there wasn't a cull – Al to check into if there will be one this year and let us know. If you think someone shooting illegally call Ken MacKay at Fish & Wildlife immediately, 403-932-2388 or 1-800-642-3800. Rocky View is a bow zone so you may see some of that - Sept to end of November. *Al Sacuta follow-up: The second deer season each year, which is for primitive weapons and occurs in December, was added to keep deer numbers down. This may be what Ken meant by a cull. Primitive weapons include shotguns and black-powder firearms, but in populated areas of Bears paw, even these firearms can't legally be used. According to Stan, F&W was able to prosecute some poachers in our area last year. I must have misunderstood him about not receiving complaints from our area. I think the short story is that anytime you hear firearms being discharged, you may want to report the problem to F&W and Rocky View bylaw enforcement.*
- Flooding - last spring was a disaster – cost the county \$400K for pumping. If there is immediate risk to life or property, county has the tools to assist. When they do pumping they have to have a license in order to divert water - Jewel Valley spent \$5K pumping water last year. You can divert on your own as long as it doesn't impact your neighbour. Rocky View has hired an engineering firm to draw up a drainage plan; however, it is mostly centered on Church Ranches. NAL was paying to getting water from Cochrane and they agreed to pumping water from Rocky View from the most critical areas without cost (their equipment capacity exceeds what the county can provide). They used it for fracking and were issued a temporary license. There were 5 ponds that were most critical and got all the water they needed. Rocky View may use them again next year. Kevin Hertz suggested Rocky View get a list from all the Oil & Gas companies as to where they will be drilling in the spring and approach them to truck the water. *(Subsequent note: members are advised to contact the GHCA regarding any flooding issues)*

- Bonnie Gingerysty asked Al about grass and snow removal at the entrances to Gray Homestead as visually it is really bad. Al said you can call him any time and he will get hold of the guys to come out. Al to get someone to come out as soon as possible as the grass has not been cut far enough back and dangerous to get out of community. *Al Sacuta follow-up: A Work Order has been issued to Maintenance for grass cutting at this location(s).*
- Ralph Hindle asked about getting double line at North and South entrances to Gray Homestead. Al will check into this; however it may be an Alberta Roads issue in which case Rocky View will have no say. *Al Sacuta follow-up: The feasibility of double solid yellow lines on Bearspaw Road at this location will be assessed. If deemed to be warranted, it would be completed during the line painting program in the spring/summer of 2012 at the earliest.*
- John Sweetland brought up the bylaw for unsightly properties and the fact of it being very subjective. He wanted to know if there was a time line for a building to be completed. Al to see if it was done under a building permit or development permit and if there is an expiry and what is the recourse. *Al Sacuta follow-up: Development permits they have 12 months to start and 24 months to complete from the date the DP was issued. Building Permits they also have 12 months to start and 24 months to complete from the date the BP was issued. The owner can apply for an extension/renewal if the project will take longer than 24 months.*
- Rick Burkart raised a question with respect to the emergency road beside his place. He wanted to know if Rocky View was responsible to maintain and if so when will they. Rick has been maintaining the service road for the last 6 years. Grass has completely grown over across the road in places. Al to look into this and get back to the Board. *Al Sacuta follow-up: A Work Order has been issued to Maintenance for grass cutting at this location.*
- The issue of the stop sign in front of #7 Gray Way was brought up to see if can be removed or at least changed to a yield. Alberta Roads refused to remove. Apparently the original plan was for the road to continue over to the other side of the cul-de-sac in which case the sign would have made sense. This will not be happening and therefore sign not necessary. Al to see if there is anything that can be done. *Al Sacuta follow-up: We can replace the stop sign with a yield sign. Although rare, there is a potential for traffic conflict at this intersection and there should be some control there. (Subsequent note: the Yield sign is now in place)*

Election of Board Members

- Kim Raffin nominated Bonnie Gingerysty for Treasurer – Ralph Hindle 2nd the motion and all in attendance agreed – Bonnie accepted
- Vicky Hertz volunteered for Secretary – all in attendance accepted
- Remaining Board of Directors to continue

Meeting adjourned at 3:34pm followed by social completing at 5:00pm

Sincerely,

GHCA Board of Directors

Website: www.grayhomestead.ca

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