



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

Gray Homestead Community Association Annual General Meeting Minutes

Date of Meeting: October 27, 2012
Present: *Community Members:* Wayne Gingerysty (28), Craig & Kathleen Zimmerman (31), Wendy Eshleman (36), Joshua & Karly Goodrich (40), John & Elsie Kroeger (43), Kathy Isinghood (59), Ralph & Tracy Hindle (63), Anita Lechner (80), Rob & Kirby Palmer (88)
Board Members: Kim Raffin - President (83), Bonnie Gingerysty – Treasurer (28), Bill Eshleman – Director (36), Rick Burkart – Director (67)
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 2:05pm
- 33% quorum in attendance

GHCA Secretary

- Position currently vacant (*subsequent note – after the meeting Karly Goodrich stepped forward and accepted the position*)

Adoption of Minutes from General Meeting held November 26, 2011

- Kim Raffin summarized the minutes and motioned to adopt
- Accepted by all attendees
- Minutes from the last AGM are available on www.grayhomestead.com

Adoption of 2013 Proposed Budget

- Review of 2012 Financials to Date - \$5,500 under budget.
- Proposed 2013 Budget – a budget of \$9,800 recommended which includes \$1,000 to complete the front sign landscaping (plants & bark mulch). Dues to remain at \$200/annum. Kim Raffin motioned to adopt, Rick Burkart 2nd – accepted by all attendees. (*subsequent note – after the meeting Rob & Kirby Palmer stepped forward to donate a half load of black bark mulch left over from their summer landscaping*)

Old Business

- Gray Homestead Signage – power washing/staining of the cedar sign, painting the metal letters and sealing the aggregate concrete curb completed - appreciated by all attendees

New Business

- Canada Thistle – Greentech Environmental (Jeremiah) will be contacted in the spring to arrange for August spraying of the community reserve. Members will be notified and asked to email the GHCA if they would like to have their lot sprayed at the same time – GHCA will coordinate with Greentech. Members are responsible for the cost of spraying their own lot/ditch. (*note: Canada Thistle is deemed a noxious weed by Rocky View County that must be controlled. Spraying every three years is recommended*)
- Emergency Exit Road – Rocky View County has not been mowing. Al Sacuta to request roundup for the spring. (*subsequent follow-up from Al ... RV County will spray the access road with a non-selective herbicide next season. Believe it was sprayed this year but only for weeds not total vegetation*)
- Mailbox Shed – old sheds on the Gray's property by the front entrance should be coming down. Plan to use the old wood to build a shed over the mailbox complete with a light on a timer or a motion sensor. (*note: the somewhat inaccessible doggy doo bag dispenser station across from #7 will be moved to the side of the shed once it's completed*). (*subsequent note from Al – these historical farm buildings on a farmstead are exempt from the Alberta Building Code and therefore Building Services couldn't issue an order to have the buildings demolished under the Safety Codes Act*). (*GHCA subsequent note – all depends on the Gray's permission – we can proceed with new wood if necessary but thought it would be appropriate to maintain the historical heritage by using the old barn board*)
- Yield Sign / Front Entrance Grass – thanked Al Sacuta for the prompt response after the last AGM ... getting the stop sign changed to a yield sign and cutting back the tall ditch grass on the north side of the entrance which blocked the view of vehicles attempting to turn onto Bearspaw Road
- Bearspaw Fire Hall
 - Al Sacuta advised the location will be at the intersection of Highway 1A and Lochend Road beside the existing Rock Pointe Church. Estimated completion date of late 2013 for a cost of \$6 million which includes equipment. Manned 24/7 with a cost of \$2.5 million per year to operate – property taxes will increase as a result. Will also include space for EMS vehicles and equipment

- Due to the size of Bears paw this new service will likely not save homes on fire – but will save lives and adjacent properties. The Fire Hall location is within 13 km of all current Bears paw homes (note some insurance companies require homes to be within 8 km to receive a discount)
- A lack of hydrants in Bears paw means using compressed air foam fire retardant. Attempting to have this technology certified as equivalent to a fire hydrant which may help lower home insurance costs
- RV Parking/Storage – Al advised RV County bylaw enforcement is currently weak – need to file in court if a complaint is received. Attempting to update bylaws to allow a peace officer to immediately impose a fine if RV County rules are violated. Visit RV County land use bylaws to confirm current rules in place (*note: there's a link to the RV County website from the GHCA website*)
- Unsightly Premises – Al advised this initiative is still being worked on by the County. Current bylaw needs to be split into three ... no shooting / noise (directed mainly at motorcycles) / unsightly premises ... in order to move forward. It was noted the “no shooting” sign on Burma Road has been spray painting to show “shooting” – Al will see if it can be replaced. (*subsequent follow-up from Al – a new sign will be ordered and the vandalized sign removed immediately. The new sign will be installed once received. The unsightly premises bylaw is currently not slated for revision at this time. If there are specific issues Lorraine Wesley-Riley, Manager Enforcement Services of RV County 403-520-7275 would be more than happy to hear from the residents*)
- Bears paw Development – Al advised the commercial / residential development proposed north of Bears paw Acres has been turned down as the density was too high (65 lots). A modified proposal for 17 lots plus an environmental reserve was approved once the “through road” which nearby residents were concerned about was removed. Development still in limbo as a storm water easement is required from an adjacent landowner who is not in favour of proceeding.
- Bears paw Road – Al advised the widening of Bears paw Road will continue all the way to Big Hill Springs Road with completion in 2014/2015. The suggestion of double lines from Burma Road to Range Road #262 was raised again as a deterrent to dangerous passing (especially in front of both Gray Way entrances) – Al will check again if this is possible. (*subsequent follow-up from Al ... RV County is taking this under advisement and will assess line painting at this location for consideration under next year's line painting program*)
- Surveying on Emergency Road – surveyors were noticed on the west (gated) emergency access road. Al was not aware of any development plans
- Barking Dogs – the issue of dog(s) barking at 4:30am was raised. Al advised excessive barking is a common complaint in RV County. Complaints should be directed to RV County and a bylaw officer will respond, but residents should not expect officers to investigate/confirm the source especially in the early hours of the morning
- Gray Way Snow Removal
 - the lack of prompt snow removal was raised especially considering Gray Way is a school bus route (safety issue). Al advised school bus routes are certainly a priority and will advise the appropriate department to confirm. Suggestion was

made to install reflectors on the corners of Gray Way (hard to see where the road ends the ditch begins at times).

- Al responded he could request an online survey to see if this is an initiative all RV County residents would like to see implemented – but suggested this was something the GHCA may wish to initiate on their own. Further discussion concluded any reflectors installed would likely be wiped out by the snowplough but at least the driver would be able to see where the road was vs. plowing over ditch grass. (*note: the GHCA will look into inexpensive options*).
 - *subsequent follow-up from Al – Gray Way does get plowed after snow events, however, because it is a Priority 2 road, it gets done after Priority 1 roads. Gray Way was cleared of snow from the recent storm. The County's recent snow clearing procedure and practice can be found on the County website under Road Updates*
 - *GHCA subsequent observation ... Gray Way was not cleared of snow after the last storm – only the entrance way was cleared. It was finally cleared a few days after the AGM*
- GHCA Social – with the cancellation of this year's traditional community social after the AGM a discussion of appropriate venues was encouraged. It was noted that the most well attended socials involved a resident welcoming the community onto their property/into their home but this is a major imposition and should not be expected. The GHCA will explore appropriate venues for a potential social in early January 2013 (after the Christmas time crunch).

Please note: Al Sacuta's subsequent responses are paraphrased from the various replies he received from the appropriate RV County departments – they may not be indicative of his opinion.

Meeting adjourned at 3:10pm.

Sincerely,

GHCA Board of Directors

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