



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

**Gray Homestead Community Association
Annual General Meeting**

Date: November 23, 2013

Present: *Community Members:* Mike Foster (24), Wayne Gingerysty (28), Craig & Kathleen Zimmerman (31), Wendy Eshleman (36), Joshua Goodrich (40), Kevin & Vicky Hertz (62), Ralph & Tracy Hindle (63), Anita Lechner (80), Rob & Kirby Palmer (88)
Board Members: Kim Raffin - President (83), Bonnie Gingerysty – Treasurer (28), Karly Sawatzky – Secretary(40), Bill Eshleman – Director (36), John O’Rourke – Director(7)
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 10:00am
- 36% quorum in attendance

Adoption of Minutes from General Meeting held October 27, 2012

- Karly Sawatzky summarized the minutes and Tracey Hindle motions to accept
- Accepted by all attendees
- Minutes from the last AGM are available on www.grayhomestead.com

Adoption of 2013 Proposed Budget

- Bonnie presented review of 2013 Financials to Date.
- Proposed 2014 Budget – a budget of \$8970 recommended which includes \$1,000 to complete the front sign landscaping (plants & bark mulch). Dues to remain at \$200/annum. Kim motions that we approve the dues at \$200, John O’Rourke seconds – accepted by all attendees.

- Kim updated that we may need to file a tax return for the Gray Homestead Community Association. We are exempt from tax but may still need to file. This may cause an increase in fees as an accountant would need to be hired.
- Ralph Hindle motioned to adopt, Josh Goodrich 2nd – accepted by all attendees.

Old Business

- Mailbox Shed – Kim presented that rendering were in progress and design was underway. Permission to use old Gray Homestead wood from corrals had not been granted as of yet.
- Remaining Development land – a discussion of how remaining Gray land may be subdivided upon the passing of Mr. & Mrs. Gray. Anything below four acres lots would require a public hearing and current residents would be made aware. Bill to post the original Gray Homestead development plan to website.
- Reminder to all residents that any exterior landscaping changes will need to be approved by the board

New Business

- Bearspaw Fire Hall
 - Al Sacuta presented on the progress of the Fire hall
 - Building in on track and will be finished in the summer of 2014.
 - It is up to the county to decide how many staff will be needed as well as the balance between union and volunteer workers. The fire hall will be staffed 24/7.
 - Approximate staff cost of \$2 million to maintain full time union staff which would equate to \$1000/year increase in taxes to residence. Fire Chief is currently being interviewed who will hopefully find a balance in staffing make up. Elbow Valley currently has Union Captain, 1 union fire fighter, and 2 non-union staff.
 - Objective is to have provincial EMS located in the fire station. County has no control over this decision
 - All new equipment are foam convertible units. This will mean there will be a continual supply of foam equal to that of a fire hydrant in a city location.
 - Cost to build \$6 million. \$8 million including new equipment.
- Bearspaw Road – 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*). Al reported that the widening of Bearspaw road to be placed on the county's five year plan. A project of this sort has a cost of approximately \$2.4 million per km.
- New Development – a question was raised about any new development happening in the area. Al reported that there is a need to change the Bearspaw area structure plan in the next year or two. Signs would be posted for community input. There is a proposal for a new

development for up to 10,000 people south of 1A. Al will provide updates through the newspaper and his website.

- Community survey results top 3 requests. 1. Don't build anything. 2. Update/Build rec centre. 3. More pathways.
- Rocky View County has been turning down the denser Watermark like developments. This means that any current development for the remaining Gray property should be reasonably similar to currently proposed subdivisions.
- Kim reports that one board member position is open as Rick Burkart is stepping down. (*After the meeting Craig Zimmerman as well as Rob & Kirby Palmer volunteered for the position.*)

Meeting adjourned at 11:08am

Sincerely,

GHCA Board of Directors
Website: www.grayhomestead.ca
Email: ghca@grayhomestead.ca