



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

Gray Homestead Community Association Annual General Meeting

Date: November 15, 2014

Present: *Community Members:* Tim & Sherry Robbie (15), Mike Foster (24),
Wayne Gingerysty (28), Gary & Kathy Isinghood (59), Tracy Hindle (63)

Board Members: Kim Raffin - President (83), Bonnie Gingerysty ±
Treasurer (28), Craig Zimmerman ± Director (31), Bill Eshleman ±
Director (36), Kirby Palmer ± Director (88), Rob Palmer ± Director (88)

Special Guest: Al Sacuta (Bears paw Councillor)

Location: Bears paw Lifestyle Center

Agenda

Call to Order

- GHCA Annual General Meeting called to order 2:08pm
- 27% quorum in attendance

Adoption of Minutes from AGM held November 23, 2013

- Tracey Hindle motions to accept, Tim Robbie seconds
- Accepted by all attendees
- Minutes from the last AGM are available on www.grayhomestead.com

Adoption of 2015 Proposed Budget

- Four documents provided to all attendees (Budget Summary and Proposed; Statement of Revenues, Expenses and Members Equity; GHCA Balance Sheet; detailed spreadsheet of 2014 expenses to date)
- Bonnie Gingerysty presented review of 2014 Financials to Date

- Kim Raffin noted 2014 expenses include professional fees to have a certified accountant submit GHCA tax return (we are exempt from tax but still need to file), community sign utilities / maintenance and Directors insurance fees. Kim also noted revenues were higher than budgeted due to a previously vacant Gray Way property being sold and paying dues which were in arrears
- Proposed 2015 Budget – a budget of \$10,900 recommended which includes ditch and community reserve spraying for Canada Thistle (every 3 years as recommended by Rocky View County) – note this expense is accrued for on a yearly basis. Annual GHCA dues proposed to remain at \$200/annum
- Wayne Gingerysty motions to approve the 2015 Budget and annual dues, Mike Foster seconds – accepted by all attendees.

Old Business

- Mailbox Shed – Kim Raffin indicated this project has been delayed but a design rendering and cost quote were still in progress. Permission to use old wood from the Gray’s corrals - if deemed suitable - has not been granted as of yet. As follow-up to a previous Directors Meeting Rob Palmer advised he had checked with Canada Post regarding a potential size change to existing Canada Post community mailboxes but was given the impression the new size would not be applicable to existing installations so we should be OK to proceed with the mailbox shed design. If the proposed construction involves community volunteers Tim Robbie offered to assist
- Tracey Hindle thanked Al Sacuta on behalf of the community for following through on a request from the last AGM to have double lines (no passing) painted on Bearspaw Road in front of Gray Homestead entrances to improve safety for residents entering and exiting the area

New Business

- Potential Sale of Remaining Gray Property – Kim Raffin advised the remaining property owned by Mrs. Gray could potentially be sold to a developer.
 - *Background information* - this consists of the vacant land between the two Gray Way entrances (lot 1 block 5, 29.58 acres) as well as land situated just north of the north Gray Way entrance (lot 1 block 4, 18.95 acres).
 - A new developer may apply for lot sizes smaller than originally approved by Rocky View County – the approved lot sizes are all 4 acres or greater with an additional 6.5 acres of municipal reserve
 - The GHCA will monitor any new activity regarding the Gray property and, with the assistance of a strong and unified community association, will not allow any deviation from the originally approved planning documents
 - The original plan for Gray Homestead may be viewed on www.grayhomestead.ca under 2001 Original Planning Document “Graystone Estates”

- Community Reserve – Kim Raffin advised the quest to have our existing community reserve (lot 5, 9.41 acres) changed to an environmental / wildlife reserve continues. This change will ensure this vacant land can never be touched by any future development. Kim has been in touch with the appropriate RV County authorities and, with the backing of a robust community association, will continue to pursue this goal
- Dog Waste Stations – Directors are aware both dog waste stations are currently out of plastic bags. The installations are currently being examined/past invoices searched to determine where to purchase additional bags from the same manufacturer. It's recognized that the east station needs to be moved for better access but a better location has yet to be determined until the proposed mail box shed has been built
- Member Concerns – a community member unable to attend the AGM submitted a few ongoing issues for consideration
 - Dogs - consistent barking, whether the owner is home or not, detracts from your neighbours enjoyment of their property; please ensure your dogs remain on your property and do not wander the neighbourhood unattended; please pick-up after your dogs if you walk them through the community
 - Non-licensed Motorized Vehicles – motorized toys being driven by underage drivers on Gray Way is a safety issue

Al Sacuta – Bearspaw Councillor

- Natural Gas Lines – the work being done by ATCO along Bearspaw Road is an upgrade/replacement project of existing natural gas lines and not indicative of any new development
- Rocky View County Taxes – ongoing Bearspaw flooding issues need to be addressed but current provincial grant money has been allocated to build a new municipal building. RV County needs to increase property tax revenue over the next several years in order to correct flooding issues. Local Improvement Taxes may also be needed to provide sufficient funding. Engineering reports have been completed and steps are in place to prevent any future development from causing additional flooding problems. Fortunately the recent industrial/commercial developments in the Balzac area are providing significant RV County tax revenues which reduces the potential impact on homeowners
- Glendale Road Development – smaller lot sizes have been proposed for the new Glendale Ranch development. An open house at the Lion's Hall is planned for Nov 20th (*now past*) to provide community input. Further details are available on Al's website (www.ourbearspaw.ca)
- Additional Development Submissions
 - An area structure plan will be developed for the area adjacent to Glenbow Ranch Park. It should go to public hearing by the end of 2015.
 - Proposal submitted for commercial development on the SW corner of 1A and Twelve Mile Coulee Road

- A developer has purchased an old gravel pit by the Bearspaw Reservoir which could eventually have 10,000 to 12,000 residents (note this area is actually within Calgary city limits)
- New Recreation Centre – underway at the corner of Rocky Ridge Road and Country Hills Blvd. This new Calgary Rec Centre may impact the need for proposed additions to the Bearspaw Lifestyle Centre. Although \$1.5M has been raised for Lifestyle Centre improvements note that half of these funds were donated by the Watermark development which will be returned if improvements do not proceed. The Bearspaw Lifestyle Centre improvement plan has grown to a cost of \$18M which is not likely with current RV County revenues. It was noted the Spray Lakes Rec Centre (Cochrane) is also adding facilities which further reduces the need for any improvements to the Bearspaw Lifestyle Centre
- Bearspaw Gas Station – although the site has been torn up for years the company who owns the property has proper demolition permits without a strict time frame for completion. Al is trying to push the owner to either clean-up the site or proceed with the proposed redevelopment per building permits already granted. It was speculated the delay may be due to the actual viability of a gas station business on this site given the proximity of the Rocky Ridge Co-op Centre
- Pond Water – the issue of spraying pond water onto Burma Road and Bearspaw Road was raised. Although this is not considered a “best practice” by Alberta Environment, Al advised RV County doesn’t have many options for keeping flood ponds within acceptable levels. It was suggested RV County could consider spreading the pond water onto additional roads as well and to give some consideration to the safety issue of these large and slow moving trucks being on the road (for example – not when the school buses are running)
- Bearspaw Road Widening – RV County will be proceeding with widening Bearspaw Road north of Burma Road all the way to Township Road 262 (similar to the work done south of Burma a few years ago). A firm timeframe has not been established
- Icy Roads – the recent snowfall resulted in poor conditions on Bearspaw Road (esp. North of Burma) and on Gray Way. Resident complaints did not result in timely action. Al had already submitted a “trouble report” regarding these poor driving conditions. He also advised if residents do not receive a timely response to these issues in the future to feel free to contact him directly
- Bearspaw Fire Hall – commercial/industrial property taxes mitigate tax increases required to cover the operating costs. The foam technology provides the equivalent flow of accessing a fire hydrant (foam has 5x to 10x the fire retardant factor of water) which may improve home insurance costs. *(Subsequent to the meeting Al confirmed the Fire Chief advised all fire engines carry foam and RV County has bulk containers at Elbow Valley and Balzac)*

- Other
 - Harmony Beef Packing Plant – situated on south Stony Trail this facility is supposed to be fully enclosed (no outside cattle pens) with a capacity of 800 head/day
 - Airdrie Race Track – track is within RV County, but has not been approved. Public hearing should be early next year.
 - Road Kill – a moose carcass at the side of the road took over 3 days to remove after the issue was called into RV County. Al suggested to contact him directly if there is no action in a timely fashion
 - Mail Box Vandalism – no additional information regarding the recent graffiti on Canada Post community mailboxes

Meeting adjourned at 3:15pm

Sincerely,

GHCA Board of Directors
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Email: ghca@grayhomestead.ca