



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

**Gray Homestead Community Association
Annual General Meeting Minutes**

Date of Meeting: November 14, 2015

Present: *Community Members: Duke Anderson (23), Mike Foster (24), Wayne Gingerysty (28), Ralph & Tracy Hindle (63), Owen & Jill Winters (67),*

Board Members: Kim Raffin - President (83), Bonnie Gingerysty – Treasurer (28), Craig Zimmerman – Director (31), Bill Eshleman – Director (36), Karly Sawatzky – Secretary (40), Kirby Palmer – Director (88), Rob Palmer – Director (88)

Location: Bears paw Lifestyle Center

Agenda

Call to order and Roll Call

- *Annual General Community Association Meeting called to order 11:04am*
- 33% quorum in attendance

Adoption of Minutes from General Meeting held November 15, 2014

- Karly Sawatzky summarized the minutes
- Tracy Hindle motioned the minutes be adopted as written
- Accepted by all attendees
- Minutes from the last AGM are available on www.grayhomestead.com

Passing of Al Sacuta

- Kim commented on the recent passing of Al Sacuta. He was the best political representative we could have hoped for. He represented us well and truly cared about our community.

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 2015 expenses to date)
- Bonnie Gingerysty presented review of 2015 Financials to Date
- Kim spoke about the need to build up a reserve to build the previously discussed mailbox shed. Initial budget estimates put the cost of the structure at \$15,000. The building would be covered on three sides, would require drilled posts and electrical to be run.
- Recommendation that community dues remain at \$200.
- Owen motioned that the budget be adopted as written. Kirby second. Passed unanimously.

Old Business

- Gray Homestead Signage – power washing/staining of the cedar sign, painting the metal letters and sealing the aggregate concrete curb completed last completed in 2012. Letter will need to be painted and the sign stained again in summer of 2016.
- Mailbox Shed – Tracy asked about the unexpected high cost of the sign. It was agreed that any work done would be put out for tender. \$3000 per year for four years would be needed to be set aside in order to complete the project without raising community dues. Ralph motions \$3000 per year for four years be set aside in upcoming budgets. Passed Unanimously.
- Dog Waste Stations – Kirby and Robb have updated the two waste stations. They have been filled with new bags and one relocated. They will continue to monitor and fill as needed. And e-mail will be sent to Gray Homestead community as a reminder.
- Community Reserve – a discussion was had on the continuing need to have the designation changed from community reserve to a wildlife reserve. This will stop any possible developments or parcel swapping as the new phase of Gray Homestead is developed. ATCO replaced lines through the reserve, and will be asked to clean up the site after work is completed.

New Business

- Community Block Watch – A block watch program has been suggested for the Gray Homestead after a few incidents in spring 2015. Craig has worked with an app developed to start a block watch program. It would cost \$2000 to build and \$400/year to host. The app would be developed specifically for our neighborhood to post general concerns, message board. It would be password protected and accessible only to residents. Ralph suggested we host a meeting the block watch program/police to discuss how their program works and how we may implement it in our community. Ralph offered to host the meeting in the New Year.
- Community Garage Sale – Kirby suggested a community garage sale for May or June. Is there a Bears paw community garage sale that we could coordinate with? Karly will talk to Kim at the lifestyle center for information. This could be a yearly event.

- Canada Thistle – Greentech Environmental (Jeremiah) will be contacted in the spring to arrange for August spraying of the ditches, community reserve and emergency access road. Members are responsible for the cost of spraying their own lot. (*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. Owen mentioned that the road needs to be fixed if it will continue to be used. Owen and Kim to work together to contact the county to discuss access and maintenance. It was discussed whether the community Association should have a key for access.
- Entrance Sign – Discussed addition of Christmas lights to 3-5 trees around the entrance sign. All in attendance agreed. Karly will purchase lights to be added for 2016. Kim suggested the same company who installs his lights could also do the entrance.
- Division 8 Councilor – Ralph gave an overview of the two candidates and their plans. Stressed the importance of the difference in development plans in each of their platforms. Encouraged residence to get out and vote as it is a tight race.

Meeting adjourned at 12:15

Sincerely,

GHCA Board of Directors

Website: www.grayhomestead.ca

Email: ghca@grayhomestead.ca