



2016 Annual General Meeting Minutes

Date of Meeting: January 21, 2017

Present: *Community Members:* John O'Rourke (7), Tim & Sherry Robbie (15), Mike Foster (24), Wayne Gingerysty (28), John & Elsie Kroeger (43), Ralph & Tracy Hindle (63), Owen & Jill Winters (67), Keith & Anne Braun (74), Louise Raffin (83), Jia & Jing Xiao (84)

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

Location: Bears paw Lifestyle Center

Call to order and Roll Call

- AGM called to order 11:05am
- 39% quorum in attendance

Adoption of Minutes from AGM held November 14, 2015

- Minutes from the last AGM were available for review on www.grayhomestead.com .
- Bill Eshleman motioned the minutes be adopted as written; seconded by Craig Zimmerman.
- Accepted by all attendees.

Rocky View County Aggregate Resource Plan (ARP)

- Guests Samantha Wright and Bill Corbet, representing the Rocky View Gravel Watch, presented an overview of the current RV County ARP draft.
- They expressed their concerns with the current draft plan as a guideline for further gravel pit development within RV County – an apparent bias in favour of the gravel industry without adequate regulations to safeguard resident's health and property values or mitigation of noise and traffic safety issues – and fielded questions by attendees.

- Documents were distributed to attendees (*note: all documents subsequently forwarded to residents*). Their presentation concluded with a request for resident's to express their views to RV County.
- Bill Eshleman suggested a letter sent on behalf of the community association to RV County outlining suggested revisions may carry some weight. Keith Braun offered to assist with the draft. (*note: letter was subsequently sent to RV County on behalf of the community association. RV County advised they are revising the ARP*)

Adoption of 2017 Budget

- Documents provided to all attendees (Budget Summary and Proposed; Statement of Revenues, Expenses and Members Equity; GHCA Balance Sheet; detailed spreadsheet of 2016 expenses).
- Bonnie Gingerysty presented a review of finalized 2016 Financials.
- Kim Raffin advised all community dues are now up-to-date with no properties in arrears.
- Kim motioned the budget be adopted as written; Ralph Hindle seconded. Passed unanimously.

Old Business

- Mailbox Shed – Rob Palmer reported Canada Post has plans to replace current community mailboxes with a new style, but it does not appear this will happen any time soon in our area. Any change in dimensions would need to be understood prior to constructing a shed to provide light and shelter around our mailboxes. The GHCA budget continues to include money set aside each year to build up the reserves required for future construction.
- Entrance Christmas Decorations – lights have been purchased, but were not installed due to the extremely cold weather impacting our contractor's schedule. We'll try again in 2017.
- Canada Thistle Control – ditches and the community reserve were sprayed for general weed control and specifically for Canada Thistle control. The emergency access road was sprayed with round-up to eliminate all vegetation. Several residents took advantage of the herbicide applicator being in the area to have their own properties sprayed as well. The GHCA will continue to arrange this service every two years, and all residents are reminded of the importance of controlling Canada Thistle on their property as it is deemed a noxious weed by RV County.
- Community Reserve – Craig Zimmerman reported on options for protecting the municipal reserve from future development. Designation as either an Environmental Reserve or a Recreational Reserve would be required, and the application for this change needs to be made by RV County to the Regional District. The GHCA will continue to pursue this initiative.
- Sign Maintenance – the cedar entrance sign needs to be power washed and re-stained, metal letters repainted and the aggregate concrete curb resealed in 2017. The budget for flowers, shrubs and bark mulch for the entrance signage bed has been increased slightly for 2017. Wayne Gingerysty was thanked for his hours of volunteer work improving the flower bed.
- Community Block Watch – Ralph Hindle offered to pursue the potential of a block watch program to keep residents informed of any security issues. A few instances of break-ins over the past year were discussed, and attendees agreed they would like to be informed of any issues within the community.

- Community Garage Sale – Kirby Palmer suggested a community garage sale could be held either June 10th or June 17th. Keith Braun offered the community the use of his garage sale signage for the event. Kirby will pursue this initiative to gauge the amount of interest within the community and develop a plan to advertise the event.
- Emergency Road Maintenance – Owen Winters took the initiative to mow down the dead vegetation after the road was sprayed with round-up. The issue remains that RV County is actually responsible for maintaining this access road, not the community association. The GHCA will pursue RV County regarding future maintenance.

New Business

- Parking On Gray Way – the RCMP that parking on Gray Way is illegal, not to mention potentially dangerous, because there is no shoulder. Guests, specifically any overnight guests, are requested to park their vehicles on the hosts' driveway.
- Community Spirit – Bonnie Gingerysty advised she may be behind schedule with welcome gift baskets for new residents, and asked any recent additions to the neighborhood who have been missed to please contact her through ghca@grayhomestead.ca. Keith Braun asked about community events and was advised interest and attendance has dwindled over the past few years. Keith offered to come up with some potential ideas for consideration and assist with organizing future events to enhance community spirit.
- Gray Homestead Map – Bill Eshleman offered to post a current map of the area, complete with resident's last names, on the GHCA website and attendees agreed this would be useful. *(note: it was subsequently determined this consolidated information did not need to be available on the public website and has been forwarded only to current residents)*
- Bearspaw Councillor Meetings – attendees were encouraged to attend the upcoming Bearspaw Community Update Meeting hosted by our RV County Councillor, Mr. Eric Lowther, to keep up with current events in our community. ~~Mr. Lowther was unfortunately unable to attend the AGM.~~

Meeting adjourned at 12:55

Sincerely,

GHCA Board of Directors

Website: www.grayhomestead.ca

Email: ghca@grayhomestead.ca