



Gray Homestead Community Association (GHCA)

ghca@grayhomestead.ca

www.grayhomestead.ca

2017 Annual General Meeting Minutes

Date of Meeting: Saturday, January 20, 2018

Residents Present: *Community Members:* Kathleen Shannon (31), Joshua Goodrich and Ken Sawatzky (40), John & Elsie Kroeger (43), Tracy Hindle (63), Owen Winters (67), Jia & Jing Xiao (84)

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

Location: Homestead Room, Bearspaw Lifestyle Centre

I. Call to Order and Roll Call

- AGM called to order 11:05 am.
- Kim Raffin, President, was regrettably unable to attend due to an unforeseen family medical situation.
- 27% quorum in attendance.

II. Adoption of Minutes from the last AGM

- Minutes of the last meeting were available for review on www.grayhomestead.ca
- Bill Eshleman motioned the minutes be adopted as written; seconded by Joshua Goodrich; accepted by all attendees.

III. Rural Crime Watch (RCW)

- Guests Rosemary Lindsay (President) and Gayle Watson (Secretary/Treasurer) from the Cochrane Foothills Protective Association (CFPA), and Constable Nathan Moore (Liaison Officer) from the RCMP, Cochrane Detachment, gave a power point presentation.
- The CFPA is the local chapter of Alberta Rural Crime Watch.
- The presentation covered many of the underlying reasons for rural crime, crime awareness, methods of deterring crimes of opportunity, and the benefits of joining a RCW organization.
- A brochure was provided detailing background information and numerous important contact numbers (e.g. RCMP Complaint line; Alberta Fish and Wildlife Report a Poacher line). Membership application forms were also provided.
- Membership allows access to their communication network and RCW signage for your property. With enough members in the area we would be able to post signage at the

entrances to Gray Way. Statistics show that areas with an organized RCW tend to have a significant reduction in criminal activity.

- Membership in the CFPA is \$15 annually, and is available on an application per household basis.
- Discussion ensued regarding the possibility of signing-up all Gray Way properties through the GHCA utilizing community dues. Bill Eshleman will take this discussion offline with the CFPA to explore options.
- Bill motioned the GHCA sign-up all residents with the CFPA and cover membership fees through community dues; seconded by Owen Winters; accepted by all attendees.
- *Subsequent Note: we were advised the CFPA bylaws require an individual, signed application from each household. Since 100% participation is highly unlikely, the GHCA cannot utilize community dues collected from all residents to cover the CFPA membership costs of some residents. The CFPA information will be forwarded to all members to consider membership at their own cost.*

IV. Adoption of 2018 Budget

- Documents were provided to all attendees: Budget Summary and Proposed; Statement of Revenues, Expenses and Members Equity; Balance Sheet; detailed spreadsheet of 2017 revenue and expenses.
- Bonnie Gingerysty provided a review of the 2017 Financials.
- Bill Eshleman pointed out the 2017 operating shortfall of \$2,596 (approx. \$75 per GHCA member) which needs to be addressed. When the community association was initially established our community dues were \$250, but this was reduced several years ago since member's equity was deemed excessive, and a maximum of 2x operating expenses was established. Increasing annual community property maintenance costs, an aging infrastructure (*see sign maintenance and repair*), and approved community projects (*see mailbox shed*) will continue to deplete our cash reserves.
- **Bill motioned 2018 annual dues be increased to the original \$250; seconded by Kathleen Shannon; accepted by all attendees.**
- Tracy Hindle suggested the option of paying dues online through email transfer vs. by cheque. Bonnie advised she appreciates the tracking afforded by physical cheques. Bill suggested both a paper-trail and email transfer might be accommodated and would look into payment options.

V. Old Business

Mailbox Shed

- \$12,000 has now been set aside for the construction of a mailbox shed which would include lighting. Preliminary estimates have ranged between \$12,000 and \$17,000. Prior to proceeding, residents would be provided with construction details and a rendering so everyone has the opportunity sign-off on the costs and aesthetics of the shed.
- Rob Palmer advised that Canada Post cannot provide a timeline for the installation of the new style of community mailboxes in our area (*subsequently confirmed by RVC through Samanntha Wright*), only that they will give us 2 to 4 weeks notice.
- Since any construction would doubtless interfere with mailbox removal / installation this initiative is on hold until such time as Canada Post installs new mailboxes.

Entrance Christmas Decorations

- Christmas lights were put up around the Gray Homestead sign for Christmas 2017. All feedback was positive and this will be done annually.

Canada Thistle Control

- Late this coming summer all ditches, emergency access road and the municipal reserve need to be sprayed once again for general weed control and specifically for Canada Thistle.
- It is highly recommended all residents with natural, uncut areas on their property take advantage of the herbicide applicator being in the neighbourhood to have their properties sprayed at the same time since Canada Thistle is deemed a noxious weed by Rocky View County (note: having your own property sprayed is not covered by GHCA dues). All residents will be advised when the applicator is scheduled to be in the area.
- Bill Eshleman submitted a weed complaint to RVC last summer regarding the thistle infestation on the Gray's property encompassed by Gray Way as well as in the field directly south of Gray Way. He was advised they were subsequently sprayed, although the effects were not noticeable.
- Samantha Wright was assured by RVC staff that both properties were sprayed and the results should be visible in the spring.
- Tracy Hindle mentioned the properties directly west of Gray Homestead are also infested with Canada Thistle. The GHCA will keep an eye on all three areas and submit another weed complaint to RVC if necessary (and advise Samantha as she requested).

Municipal Reserve

- Craig Zimmerman continued to pursue the initiative of designating our municipal reserve as an environmental reserve to prevent any future development.
- RVC informed him this decision is entirely in the hands of the County, and there is nothing further the community can do to expedite a decision. Craig was also advised there has been little or no interest in our reserve since it's not considered suitable for development.
- Should a proposal for development ever be submitted it would require approval by the GHCA, so no further action is required at this time.

Sign Maintenance and Repair

- Bill Eshleman re-stained the entrance sign, repainted the letters and resealed the concrete curb last summer.
- In the process it was noted the top support beam is warped and badly cracked at one end, and the old boards of the sign itself are getting spongy in places. Several long screws were added to secure the top beam to the vertical support beam for the time being, but the beam will need to be replaced in the spring.
- Kim Raffin obtained an estimate to repair the sign of approx. \$2,500 which included adding another vertical support to the centre of the sign so the top and bottom beams don't sag from the weight. Bill noted the estimate didn't seem to include replacing the top beam so the actual repair may be closer to \$3,000.
- Kim's contractor also advised that the spongy boards on the sign face are okay for now, and should last for a while as long as they are stained regularly to protect them from the weather.

Community Garage Sale

- Kirby Palmer reported the garage sale she organized last June was a success despite the rainy weather. Keith Braun kindly supplied the garage sale signs for the six residents who participated.
- No further community garage sales are planned at this time.

Emergency Road Maintenance

- Bill Eshleman contacted our previous Councillor and two RVC departments last summer regarding maintenance of the emergency access road. Concerns included an overgrowth of grass and weeds, a deteriorated road surface (more dirt than gravel), and a damaged swing gate.
- RVC eventually advised the road surface meets County standards and a new padlock had been installed on the swing gate. The road was also sprayed once with roundup, but was already beginning to get overgrown again by the end of summer.
- Bill suggested that although the emergency road is the responsibility of RVC, it's not worth the time to continually follow-up regarding maintenance, and the road could be left to grow in naturally. The GHCA could spray it every two years for noxious weeds when we have our common property sprayed (if required).
- Owen Winters (67) agreed a natural area was preferred over a dirt road. Owen also raised the question of who had keys to the new padlock, as he witnessed an ambulance turning back as apparently they couldn't open the gate. Samantha Wright will find out who has keys to access road gates.
- *Samantha subsequently advised all locks are standard RVC issue, and Road Maintenance, Fire Service and Enforcement personnel all have keys. Keys are not supplied to residents. Ambulance service does not have keys, but could request Fire Service to open the gates if required.*

VI. Bearspaw / Rocky View Update

Guest: Samantha Wright, RVC Councillor (Bearspaw Division 8)

Aggregate Resource Plan (ARP)

- The revised ARP is due to be released mid/late February, and will be a guide to where and how gravel pits operate within the county.
- Question and answer open houses will be held prior to the revised document being presented to Council later this year. Samantha encouraged everyone to participate in the Q&A sessions as input from residents is very important.

STAR Gravel Pit

- The Stoney Trail Aggregate Resource (STAR) gravel pit located on 85th Street & Burma Road will be operating under new regulations which clearly define day and night noise limitations.
- There will be additional sweeping and watering to reduce dust, and a shut down mechanism which will be activated when the wind speed becomes too high. They are also reviewing if stockpiles can be reduced to further reduce the amount of dust generated, and will be adding an additional noise/dust monitoring station.

- The seasonal contractor must now abide by the same regulations as the BLV Group (Burnco, Lafarge & Volker Stevin) who operate this provincial site. All these changes are a big improvement for Bearspaw residents.

Bearspaw Area Structure Plan

- There will be a review later this year to define how development will look in the Bearspaw area for years to come, and Samantha encouraged everyone to participate to help shape our community.
- Currently the norm is 4 acre lots with the ability to have higher densities with an approved area concept theme. The trend seems to be moving towards higher density housing.

Ditch Pitch

- Concerns have been raised about potential vehicle roll-overs due to the steep slope of the ditches on Bearspaw Road adjacent to Gray Homestead. Samantha looked into this and was advised nothing can be done until road construction is completed in the spring. She requested warning signs be installed in the meantime.

VII. New Business

GHCA Director Vacancy

- Kim Raffin would like to add one more Director to the GHCA Board for succession purposes. A few of the current Directors have been serving for several years and need to step down at some point.

Meeting adjourned at 12:25 pm