



## Gray Homestead Community Association (GHCA)

ghca@grayhomestead.ca

www.grayhomestead.ca

### Annual General Meeting Minutes

*Date of meeting:* February 1, 2020

*Present:*        **Board Members:** Kim Raffin - President (83) Craig Zimmerman - Director (31),  
Rob Palmer - Director (88), Kirby Palmer - Secretary (88), Jody O'Rourke –  
Director (7), Bonnie Gingerysty – Treasurer (28)

**Community Members:** Allison Foster (24), Caylen Patmore (35), Alex Cardenas  
(80), Ralph and Tracy Hindle (63), Owen Winters (67), Brad Werenka (74), John  
and Elsie Kroeger (43)

*Location:*        Bears paw Lifestyle Centre

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#### Call to order and Roll Call – Kim Raffin

- AGM called to order at 11:30 am

#### Adoption of Minutes from AGM held January 19, 2019

- Minutes from the last AGM were available for review on the website [www.grayhomestead.com](http://www.grayhomestead.com)
- Reading of the minutes by Kirby Palmer
- Kim Raffin motioned the minutes be adopted as written; seconded by Alex Cadenas (80); accepted by all attendees.

#### Adoption of 2020 Budget

- Copy of Association Financial Statements for the year ending December 31, 2019 were provided to all attendees: This included a detailed spreadsheet of 2019 revenue and expenses.

- Kim Raffin presented a review of the 2019 Financials and 2020 Budget.
- Note: Mail Shed is paid in full, Thistle Control required every two years (Accrue \$900 per year). Spraying done by Prairie Environmental. Emails will be sent notifying when they will be in the neighborhood.
- Financials to be posted by email
- Was able join larger Calgary Association group for Insurance coverage. Increasing our coverage and reducing cost of Insurance.
- 2020 annual dues increase to \$275 and are due the end of March;
- Motion to approve both dues and Financial Statements as presented by Ralph, seconded by Alex (80); motion carried unanimously.
- Kim Raffin also confirmed all dues can now be paid thru e-transfer using the email address [payments@grayhomestead.ca](mailto:payments@grayhomestead.ca)

## Old Business

### Mailbox Shed

- Completed

### Sign Maintenance

- Wayne Gingerysty and John O'Rourke have been looking after the flowerbed under the sign and lawn maintenance around Mailbox and Sign. The community thanks Wayne and John O'Rourke's for their efforts.

## Bearspaw / Rocky View County Update

Samantha Wright, Councilor in Division 8, spoke to us about current county issues. All of the following issues are discussed in detail on [www.rockyview.ca](http://www.rockyview.ca) and Samantha encourages us to keep tabs on the website to stay up-to-date with current issues, some of which are:

- Municipal Development Plan Review is underway. It's expected to lay out where development is to occur within Rocky View.
- Bearspaw Areas Structure Plan is also up for review. Should be completed by end of the year. Currently they are doing surveys as Open Houses are over.
  - Watermark has set a precedent
  - Ascension proposal is back for 705 homes, boutique hotel and commercial development SW of 12 Mile Coulee and Highway 1A.
    - Expected that the access to this community will be through Bearspaw Road intersection.
    - More information to follow
  - Scott Gravel Pitt application is back. Not yet a live application
    - Saturday February 8 10am – Noon, and 1pm – 3
    - NW Corner of Rocky Ridge and Burma (Next to Burnco)
- Proposed bylaw has been brought forward on Potential Truck usage on particular roads. Burma Road is the initially proposed road for reducing truck traffic.

- Road Usage Agreement signage
  - Trying to get feedback on what roads should be used for special cases (a house being transported down the road, or a specific one time development).
- Growth Management Board
  - We need to spend more time looking into Regional Planning
  - Noting that while we pay property taxes to the Regional District we do spend our disposable income in Calgary.
- Business taxes are 300% more than personal taxes in the District.
  - The District has huge potential for large Logistic warehousing projects but these projects tend to only employ employees \$15/hr. So are these projects really beneficial to the community.

Thank you to Samantha from the Community.

All of these items are discussed in detail on [www.rockyview.ca](http://www.rockyview.ca). If there are any questions or concerns, please call the Office at 403-520-1290 or Samantha directly at 403-478-1041.

## New Business

### GHCA Director Vacancy

- Caylen Patmore volunteering to join the board. Motioned by: Kim Raffin; seconded by Kathleen Shannon (31); accepted by all attendees. We appreciate Caylen's willingness to join and contribute.

### Online Banking

- We had great success using online banking last year. And will continue to suggest it's usage for the coming year. [payments@grayhomestead.ca](mailto:payments@grayhomestead.ca)

### Address Numbers on Fences

- It was suggested that the address signs attached to our individual entrances could use some maintenance since some of the numbers have faded and are difficult to see, especially at night. Some suggestions included illuminating the numbers, or possibly repainting the numbers with fluorescent paint, Reflective metal numbers,
  - Propose to test a couple different versions to see what works best.
  - We appreciate any suggestions the community may have

### Entrance Ditch Repair

- Thank You to our volunteers for raking, and seeding the ditch around the front entrance.
- Continued discussion with Rocky View on slope grading at the front entrance.

### Updating Home Owners' Manual and Incorporation of Homestead

- Manual needs some updating (ie. Reference to law firm no longer operating.), need to determine if a lawyer/resources required for updating.

- Will involve the community in all updates
  - Will get a quote for updates
- Looking into Incorporating the Homestead or Incorporating under the Societies act of Alberta in order to reduce the possible liability on homeowners.
  - Early exploration of this issue. Will follow-up to community with additional emails as we learn more.

#### Fence Repairs

- Kim Raffin has replacement posts and rails.

Is there any interest in a Community Garage Sale this year?

- Please contact Kirby Palmer with your interest in having a garage sale.

If there are any suggestions or concerns, please let us know and we will discuss them in our next board meeting.

Meeting adjourned at 12:53 pm.

GHCA Board of Directors

Website: [www.grayhomestead.ca](http://www.grayhomestead.ca)

Email: [ghca@grayhomestead.ca](mailto:ghca@grayhomestead.ca)