

Lakes at Rocky Ridge Homeowners Association

Board Meeting Minutes – March 28, 2019

Present: Amber Brown, Eric Waldoff, Cory Baiton, Alex Bilinski, Donna MacKenzie

1. Meeting called to order at 7:02
2. Proposed agenda discussed. Items for discussion in New Business added:
 - a. course dealing with situations of conflict
 - b. painting in Games Room
 - c. sitting area in park
 - d. gap in Georgetown fence
 - e. T.V. in gym
 - f. lights in Theatre
 - g. new Condo Legislation Act

Motion: to accept the agenda made by Cory and seconded by Donna. Carried.
3. Introductions and welcoming of Cory Baiton to the Board. Cory will be the Manor Village representative.
4. **Motion:** to accept the minutes from February 14, 2019 made by Eric, seconded by Cory. Motion carried.
5. President's report: Amber and Raj have completed Meagan's annual review. The Board has been very pleased with Meagan's performance in the past year and had decided that a salary increase was not possible this year given the economic climate in Alberta. An increase in Meagan's weekly hours seems warranted but this decision will be left until after the AGM.
6. Vice President's report: Raj was absent.
7. Treasurer's report: Finances are healthy and on budget.
8. Property Manager's report: 1. PRR Board has reimbursed HOA for their portion of the Enmax bill. PRR would like the Enmax metre split [waterfall and lighting costs] and an electrician has been hired to assess this. 2. Reliance appraisal completed and forwarded for insurance quotes. 3. Aged Receivables list has decreased considerably as of this month.
9. Old Business:
 - a. quotes reviewed for the repair/refurbishment of the frames above the entrance signs. **Motion:** made by Donna and seconded by Eric to contract with Abris Construction to repair the frames and paint the wrought iron fence. Motion carried.
 - b. bookshelves in Games Room completed and board members are pleased with the work which was done by Abris Construction.
 - c. Games Room furniture – following concerns expressed by members; 5 of the 36 chairs were exchanged for wider chairs, 3 round tables were exchanged for larger round ones and the oval table was exchanged for a larger oval table.

d. Waterfall – one quote reviewed, company is unknown to DMS. **Action:** Alex to ask Remi’s Mechanical for a quote on a 3 or 5 year contract.

e. Draft minutes of the 2018 AGM will be formally approved at the May 2019 AGM.

Action: Amber to discuss with Annabel about a date for the audit review.

f. We have received a quote from Arthur Gallagher Insurance. We await a quote from a second company before deciding. Current policy will expire May 1 2019.

10. New Business.

a. The HOA Board has been informed of an escalation of unpleasant calls from some of our Association members, to the Lake Club telephone. **Action:** Amber to ask Meagan if she would like to participate in a course dealing with angry phone calls and conflict resolution.

b. Games Room modernizing – **Action:** Alex to get quotes to have the walls and trim painted, and Cory to ask Tracy [Statesman’s decorator] for recommendation on wall colours. **Action:** Amber to offer the 5 artificial trees to the PRR decorating committee for \$30. each. Any trees not sold to this committee will be advertised on the Pavilions notice boards.

c. Sitting area in park – **Action:** Alex will communicate with her contact in City Hall to ask if the HOA can have the sitting platform and benches painted; if she gets permission, she will request quotes to have the work done.

d. Concern with the traffic through the Georgetown fence onto the rock garden – **Action:** Alex to notify the Georgetown Condo Association to inform them we intend to put pillars in the gap, and she will get quotes for the pillars and installation.

e. Request for a T.V. in our gym – **Action:** Amber to ask Meagan to put a survey notice in the gym so a gym participant can comment if he/she is in favour of this.

f. Request for better lighting fixtures in the Theatre – **Action:** Cory to take pictures of the current lighting fixtures and send to Tracy [Statesman’s decorator] so that she can give recommendations for new fixtures and get quotes.

g. Alex reports that as of July 1, 2019 there will be major changes to the Condominium Act and outlined some of these for us. There will be no change to the HOA Society Act.

Meeting adjourned at 8:28

Next scheduled meeting: April 25, 2019 at 7pm.