

**UNAPPROVED**

**Condominium Plan 9612304  
Commonly known as "Riverside RV Village"  
Sundre, AB  
Minutes of Annual General Meeting  
Saturday June 6, 2015**

**1. Call Meeting to Order – President**

The meeting was held at the Elk's Club, located at 113=1<sup>st</sup> Avenue, Sundre, AB.  
Don Feist, President, called the meeting to order at 1:01 pm.

**2. Introduction of Board Members**

Board members were introduced with the aid of a power point presentation.

Don Feist – President

Gary Coombe – Vice President

Val Summers – Treasurer

Dave Howe – Maintenance

Pat Coupland – Rules and Regulations

Mark Mackenzie – Rules and Regulations

Linda Mogleston – Secretary

**3. Appointment of Chair**

Don Feist will chair the meeting.

**4. Call of Roll and Certifying of Proxies**

A quorum was established to proceed with the meeting with 61 units represented in person and 21 units represented by proxy.

**5. Proof of Notice of Meeting**

M/S/C that sufficient Proof of Notice of the Meeting was received by mail.

Motion by Lot 90, seconded by Lot 34. Motion carried.

**6. Approval of Minutes of the AGM June 7, 2014**

M/S/C to accept the minutes of the 2014 AGM as circulated. Motion by Lot 84, seconded by Lot 199. Motion carried.

**7. Year in Review**

**New Board** – We had a new board last year. Of that board we may be losing Dave Howe this year since his 2 year term has been completed.

**Creek Set Backs** – Alberta Environment and Sustainable Resources as well as some Owners have concerns regarding the management of the creeks and creek banks. Those of you who are creek dwellers please be aware there are statutes and rules governing the creeks and banks. 10 feet on both sides of a creek are Crown Land and are not part

of our common property. Owners may not landscape, alter the creek banks or dam and divert the water in the creek itself. Please refer to #15 of our Rules and Regulations, which may be found on our website, to be sure you are in compliance.

**Seasonal Caretakers** – As a trial this year we have moved to try having our Caretaking be a seasonal position, which has resulted in a considerable cost saving to our operating expenses and has allowed us to cover some of our unbudgeted expenses, namely renovation of the mobile home and WiFi network costs. Dan and Lila Wagner are our new caretaking staff. They come to us with considerable experience including 5 years managing other parks. Dan is a retired firefighter of 30 years. He has a class 3 driver's license, experience with wells and water and is experienced with carpentry, mechanical repairs and general maintenance. We will evaluate the trial at the end of the season and determine what to do this coming winter regarding the seasonal system.

**Social Committee** – We have a new 6 member Social Committee this year. There is always room for more volunteers. Watch the website for upcoming events.

**Other Accomplishments** – We had a successful blowdown in the fall. A new website for the park is currently being established. Clubhouse bookings are posted on the website so Owners can check availability. Some clubhouse repairs were completed. The merry-go-round was removed from the playground as it was damaged and becoming a liability. A burn pile was established after tree trimming was undertaken along park roadways and the pile was burned on New Year's Eve, which made for a nice evening for those who could participate. Tree trimming and removal is planned again this year for the weekend of June 12<sup>th</sup> to 14<sup>th</sup>.

**Budgeted Projects** – Repairs were made to the deck on the front of the mobile home. Repairs were done to the Club car. Dust control was done to all roads in the park which should be good for this year as well.

**Vandalism** – There was some vandalism in the park over the winter. The RCMP are monitoring this situation. This vandalism was not limited to our park, but occurred at other venues in and around Sundre. The board is investigating placing security cameras around the park. Security rounds are being completed in a variety of ways and at different times to aid in keeping vandalism under control. Owners are asked to contact the caretakers or the board if they notice anything suspicious.

**WiFi** – At the moment WiFi is still being installed in all the loops and we are experiencing a few issues in getting the system stabilized and running smoothly. Thank you to Gary Coombe and his helpers who have spent many, many hours on this project.

**Mobile Home** – After an inspection of the mobile home upon expiry of our previous caretaker's contracts, it was discovered that major repairs were required to return this asset to a comfortable living condition which would carry us through the next 8 to 10 years when the mobile will likely need to be replaced. Many, many volunteers came forward throughout the winter and early spring to carry out the repairs. Funding for the \$10,500 spent on the repairs came from the savings realized in having the seasonal caretaker's contract. Pictures of before and after and special recognition of the many volunteers can be found on the website.

**Thank You Recognitions** – were given to:

- all those who worked on or donated to the mobile home renovation

- Snow Angels – Bev McAllister, Charlie Burgess and Louis Johnson who kept our roads clear of snow this winter
- Al Friesen who maintained the park website
- Laurel Friesen who arranged and audited the park books
- Dwain Johnson who arranged and applied and is continuing to apply some high powered weed control in the park common areas
- Bev McAllister who redid our park signs
- Rob Berlando who donated paper dispensers and is continuing to donate paper for our washrooms and laundry facilities
- John and Maureen Kingsbury who are making a \$2000 donation to our playground fund
- Sid Van der Meer who for the past several years has donated a compressor to complete the park blowdown of our water system

#### **Upcoming Projects –**

- Landscaping and deck reno at the back of the mobile home – Brad Lindeburgh has drawn up a plan. This will address the frontage to make it more appealing to the street.
- Tree removal – June 12<sup>th</sup> to 14<sup>th</sup>. Volunteers will be removing several common area trees deemed to be unsafe. Some Owners are paying to have select trees removed from their properties.
- Shelving in laundry room and repair due to vandalism
- Deck expansion and deck resurfacing at the clubhouse
- Begin work on redesigning and rebuilding our playground. Equipment is costly so work will be undertaken over time installing individual components as money permits. This year a possibility is a climber for younger children and a swing upgrade.
- Security cameras throughout the park

### **8. Treasurer's Report**

There were no exciting events over the past year. Out of the \$15,000 budgeted for park improvements there were 2 overages. We had a very dry year and calcium chloride was applied to all park roadways to control the dust. Normally this happens only on the main roadways. Another cost slightly over budget was due to an upgrade of shower controls as the bathroom renovations were completed. Our Reserve Fund is sitting at \$139,000 slightly over the \$132,000 we should be at for 2014. A new study will need to be completed in 2017.

### **9. Notice of Motions - none received**

### **10. New Business**

**Parade Float** - Ruth Hunter Lot 24 read a note from Patty McLiesh Lot 54. Patty is organizing a Float for the Sundre Pro Rodeo Parade. Needed are lots of adults to walk with the float wearing sparkly wigs, children walking with parents wearing sports uniforms or anything that celebrates things children do. Decorated bikes and non-

motorized scooters or skateboards. The Riverside song will be resurrected. Decorating is June 19<sup>th</sup>. All hands welcome. Contact Patty Lot 54, Ruth Lot 24 or Lynn Lot 25.

**Playground Sign** – The playground was named in honour of Chad Berling, our park's first baby, born some 16 ½ years ago. This past winter the sign was damaged by a young moose who was also inhabiting our park. Sharon Berling Lot 105 and Chad will work with Bev McAllister Lot 5 to design and create a new sign.

**Pond Fountain** – Norm Gunderson Lot 57 brought forward a concern regarding the cost of power to operate the fountain suggesting the park reimburse Tony and Kimberlee Faba Lot 29 who provide the power. This is already being done. The Faba's are reimbursed \$100 per year for the power usage.

**Storage Compound** – Several concerns regarding the storage compound were brought forward by Sabina Mackenzie Lot 103. Questions arising were: Who can move items into the compound? Do they need permission? How long can items remain? Could there be a charge for storage? Concerns are that the lot is looking unsightly. Don Feist agreed some people who have not moved items for several years need to be encouraged to dispose of their property. Diane Biddle Lot 181 proposed a motion that we charge a monthly rent for using the compound at the Board's discretion. This was not seconded or voted upon. Mark Mackenzie suggested that the Town of Sundre would have a problem with charging for storage since the Condominium is not in that business, but that the Social Club might take on that responsibility.

**Discussion:** Bill Wood Lot 164 queried: Who would be in charge of the rental?, indicating that it needed to be an unbiased party and that he would be totally not in favour of the Social Club taking on that responsibility.

Mike Halket Lot 25 indicated that the original reason for establishing the compound was to remove unsightly storage from individual lots and that in charging we may be back to square one with that issue.

Shannon Sleeman Lot 86 indicated that they had an item stored in the compound and would not be opposed to a charge: however was querying how many items one individual could store there.

Ken Holton Lot 173 proposed a motion that: We will review looking at using the storage lot in a rental capacity.

Vince Kostaske Lot 34 made an amendment to the motion to add that: there be a committee struck to look at liability, study all various issues: who manages it, how it is managed and bring proposals back to the Board. Seconded by Bill Wood Lot 164.

Motion Carried.

**Thank You** – Merna Rasmussen, Lot 101 and representative of the Social Club, thanked previous and current Social Club members and Sobeys (IGA) who supplied 100% of the donations required for the Pancake Breakfast and will be supporting give-aways for the parade float. Owners were advised of two upcoming dates: July 29, 2015, Kid's day and Duck races and August 29, 2015, Wind-up. Dates will be on the website.

11. **Board of Directors Completed Terms** –Dave Howe and Don Feist have completed their two year terms. Nominations are open for two positions.

**12.Election Of Board of Directors**

Al Friesen Lot 124 nominated Don Feist Lot 150. Don agreed to let his name stand.  
Leisa Rands Lot 3 nominated Bev McAllister Lot 5. Bev agreed to let his name stand.  
M/S/C to have nominations cease. Motion by Lot 199, seconded by Lot 173. Motion carried.

The Board of Directors for 2015 is:

Don Feist

Gary Coombe

Val Summers

Bev McAllister

Pat Coupland

Mark Mackenzie

Linda Mogleston

13. **Adjournment** –Don Feist thanked Owners for their support, volunteer time and for coming out. The meeting was adjourned at 1:52 pm.

