

CONDOMINIUM PLAN 9612304
Commonly known as “Riverside RV Village”
Sundre, AB
Minutes of Annual General Meeting
Saturday, June 1, 2013

1. Call meeting to order – President

The meeting was held at the Elk’s Club, located at 113 - 1st Avenue, Sundre, AB. Wil McCallum, President, called the meeting to order at 1:00 pm.

2. Introduction of Board Members

Wil McCallum introduced the current Board of Directors as they stand now:

President – Wil McCallum
Vice President – John Poirier
Treasurer – Valerie Summers
Secretary – Patty Kohl
Maintenance – Bob Thompson
Rules and Regulations – Brenda Mahoney

Absent from this meeting was Gary James who looked after Rules and Regulations

3. Call of roll and certifying of Proxies

A quorum was established to proceed with the meeting with 87 units represented in person, 28 by proxy.

4. Proof of Notice of Meeting

M/S/C that sufficient Proof of Notice of the Meeting was received by mail.
Motion by Lot 101, seconded by Lot 208.

5. Minutes of AGM June 2, 2012

M/S/C to accept 2012 AGM minutes as circulated. Motion by Lot 208, seconded by Lot 48.

6. Year in Review from the Board

A year in review report was presented by Wil McCallum.

- Wil welcomed everyone to the 2013 AGM
- Wil acknowledged Laurel Friesen who does the bookkeeping, Sid Van der Meer for his support during blow down (compressor), Pat Coupland and Dwayne Johnson helped with the fall blow down and Al Friesen who oversees the Riverside RV website.
- We will need people for the board. Wil encouraged people to put themselves forward for consideration.
- Issue with water turn-on last spring. Frozen line in Phase 1. Repair work required digging some holes and pipes were fixed.
- Town advised us last summer that they have misread the park's water meter for years, so our bill increased dramatically. A leak in Phase 5 was also discovered, causing a lot of water loss. Road dig occurred and valve was fixed. Lot owners were advised last summer that higher water bills would mean higher condo fees.
- Water came in back gate in early June 2012 causing water to back up in Phase 2 and Phase 3. Digging culverts temporarily fixed the problem.
- Government approved funding to examine flooding problem in the area and Coyote Creek has built a berm to try and help with flooding mitigation.
- Blowdown occurred in the fall of 2012. Water valves in main road and lot 9 were dug up due to leaks, but they are now fixed.
- Fall blowdown went really well, notwithstanding valve repair.
- Spring turn on in May 2013 went really well. No leaks noted.
- Newsletter is a new initiative for the park. Brenda helped Patty set it up and Patty has been maintaining the newsletter.
- Valerie set a program in place to pay condo fees twice per year as opposed to once per year. It has been well-received.
- John got Riverside rules and regulations in sync with town bylaws. Special resolution went out to members about the width of park models.
- October 2012 a new reserve fund study was done at a reasonably better cost than the last one.
- Quotes for a renovation for washrooms and showers has been obtained and a park member had put in a tender offer. Renovations are progressing, with some roof leaks found.

7. M/S/C to accept Treasurers report as presented by Valerie Summers

Motion to accept the treasurer report Lot 208, seconded by Lot 84

- Instead of sending out the financial report, the website was used to post the financial reports. The reserve fund study is also on the website. This was to save paper and cost.
- Quotes for reserve fund studies were obtained in the fall. A firm in Calgary (Herman) was used, and was a significant cost savings.
- We were over water budget \$9400 due to much higher water bills. We did have some operating cash left over from previous years so it helped cover the shortfall.
- We ended up \$3500 under budget.
- Went into reserve fund for only \$2400. There was a positive gain to the reserve fund.
- Put a new boiler in front washroom, security gate arm was maintained, pipe repairs.
- More detailed printout was available to attendees

Discussion: None

8. New Business (none sent in, all from floor)

- Addeman, lot 18. Question with regard to fines. How are fines established, and it appears that some people get a slap on the wrist, and that some get more significant fines he claims less popular people get. Suggested that there be a fine schedule developed so that there is some clarity with regard to what fines will be levied for what transgression. The Board noted his request.
- Morgan, lot 93. Grandfathering motion “no fines, levies or sanctions of any kind be imposed on lot owners for items not in compliance at the time of the 2010 AGM with bylaws and rules and regulations”. Seconded by Westcott, lot 89.

Discussion: Ken stated a 2010 letter written by Wil “approving” construction could be completed. He claims that the recent letters levying fines are aggressive and that the matter was approved in 2010. Now three years later, he is getting the letters.

-Lot 89 – Westcott stated that the 2010 AGM passed a “zero tolerance” motion going forward. June 18, 2010 meeting minutes indicated that all issues dealing with non-compliance issues were addressed and closed in 2010. He clarified his interpretation as anything non-compliant at the meeting in 2010 meant non-compliant going forward. He believes that it is unfair that this is being dealt with 3 years later.

-John stated that we could grandfather issues that were in compliance, clear in the rules and regulations. It does not address grandfathering issues that were in non-compliance. John said that the non-compliance was made clear to the lot owner, and that it was in non-compliance not only with the park rules, but also the Town of Sundre bylaws. Mr. Morgan has the right to appeal the Town bylaw, but the Town will be pursuing the non-compliance.

The letter to Morgan was clear that approval to complete structure was only for approved and allowed construction within bylaws and rules and regulations. Morgan stated that he was never told to stop work, and John stated that he did.

Lot 157, Kingsbury. He stated that there appears to be a difference of opinion. He believes that it is wise to get the issue resolved amicably, or whether through the Town of Sundre. He is concerned to the motion involving ALL non-compliance issues from the 2010 meeting.

Addeman, lot 18 – agrees to Kingsbury comment.

Kostesky, 33, 34, lot 8 opposes motion. Non compliance means non-compliance.

Cary, Lot 86 – he states that everything is about documentation, if it was verbal, it didn’t happen. He bases this on his work experiences.

Mahoney, lot 165 (and on Board responsible for Rules and Regulations) – re: paperwork. Every lot owner was given rules and regulations upon purchase and should know about the rules.

Motion to accept lot 93’s motion was put forward. **Motion defeated.**

- Cote, lot 186, asked about the playground. There is a swing that is too small for children, and there aren’t enough older children swings. She also stated that some of the playground equipment should no longer be on site (i.e. playground). The board has asked the social committee to jump in and see if they will fundraise to help.

Berling, lot 105 believes that the funds should come from the Board, not the social committee.

Kostesky, lot 8, 33 and 34. Wants clarification whether the equipment is either unsafe OR illegal.

The Board will look into the playground equipment and see what changes can be made.

- Lindsay, lot 115. She stated that the owners of lot 52 should be responsible and not have a child driving a golf cart. That golf carts owners should not allow these issues to happen. The Board took this under advisement and will meet to discuss restrictions on golf carts.

- Halket, lot 25. Said that when rules and regulations were first established, there was a group of people involved who were park members who worked on that, possibly with just one board member. She said that with regard to 14-foot park models, she felt that the lot owners should have been consulted with regard to being allowed to bring those types of RVs in. Wil stated that owners elect board members to make those decisions. John said that the rules and regulations as proposed were made clear to lot owners in 2011 and owners voted to approve the proposed changes.

Halket also asked about the \$1500 charge with regard to the bylaw amendment. John explained that we received half of the money back after he argued on behalf of the park and was successful to get the money back. He made it clear that regardless of when the bylaw amendments were to be completed, we would have had to pay a fee.

- Cote, lot 186. Thanks the board for all that they do, it's a thankless job. Boards take the information and this board does the hard work. As lot owners, we should help more with blowdowns, etc. The Board thanked Mr. Cote for his comments.

- Addeman, lot 18 – States the board is in conflict with more than one lot owners. Wants to know what the procedure that lot owners should follow if they have a complaint to the board. Wil explained to put it in writing. Addeman used the example of a letter that a lot owner received with regard to vexatious complaints. He did not like the word "vexatious." He took issue that if owners cannot make complaints, then he feels that this is unfair. Brenda stated that board owners are objective and do not take personality into account. Mr. Addeman disagreed.

- Stewart, lot 177 said that all owners are in the park for a reason, and to be appreciative of the hard work done by the board so that owners can relax and enjoy their property. The Board thanked him for his comments.

- Kohl, lot 165. He states that all lot owners have a personal responsibility to clean up after themselves, and not get mad at the park maintenance staff when others create a mess.

- Cote, lot 186 – asks for board to budget for playground in 2014 for between \$10-12000. Gunderson, lot 57, asks if a group could raise funds to get the playground built. Will be investigated. Stewart, lot 90 states that the playground is not a social committee issue.

- Hamilton, lot 191, asks if anything can be used to spray for dandelions. The board will take this under advisement. The Board will investigate whether there are any environmentally-friendly products for weeding.

- Cyr, lot 69, asks about fee increase due to the water. Feels that the condo fee could be levied more fairly because they do not use that much water. Wil stated that the water bill is based on one water meter, and that everyone will be expected to pay the same.

9. Board of Directors – Completed Terms

Gary and Bob have completed their terms.
Patty, John, Valerie and Brenda have one more year.
Wil will let his name stand for another term.

10. Election of Members to Board of Directors

Dave Howe, lot 15 has put his name forward to the Board.
Wil McCallum stated that he is prepared to stay on the board.

Spencer, lot 148 nominated Don Feist, lot 150/151. He let his name stand.

The 2013 Riverside RV Board of Directors is:

Don Feist	Brenda Mahoney	Patty Kohl
Wil McCallum	John Poirier	Dave Howe
Valerie Summers		

11. Adjournment

Moved by Lot 191 that the meeting be adjourned

Meeting adjourned 1410 pm