

MPHA AGM 2018

New Ross Fire Hall, Rte 12, New Ross NS
10:30 AM

Attendance: Richard & Carolyn Harry, Jerry Arenovich, Lynda Rankin, Adam Goudey, Devin Young, Alan & Donna Duchesne, Theresa Tomilson, Bill and Lori Collins, Dianne Sheehan, Stephen Wellings, Mr & Mrs Shedon Hatt, Pam Ackerman, Bernie Mullaney, Judy Murray, Tim Purcell, Clayton Richard, Janice Mitchell, Amanda Farrell & Mike, Heather McLeod- Gesner, John Gesner, Jeannie Douglas, and proxies for 6 owners. Quorum was present.

Call to Order by Adam Goudey

No additions to agenda.

Approval of agenda: moved by Jerry A., seconded by Dianne S.

Approval of minutes of 2017 AGM: moved by Al Duchesne, seconded by Theresa T. accepted by all.

No business arising from minutes.

Guest Speaker: The representative from the RCMP did not attend the AGM.

Bylaws: Special resolution re wording change:

Motion by Lori Collins to accept new wording changes - all approved.

Further Discussion re bylaw # 24: It was suggested that having two members from the same lot serve on the executive team was a conflict of interest. Jerry A. expressed the concern around limiting the pool of available members to serve when it is challenge enough to get members to serve; this was met with the agreement of the majority of members present.

Motion was put forth by Heather McLeod- Gesner, seconded by Bernie Mullaney, to change bylaw # 24 to: Only one member per lot to serve on the Executive due to conflict of interest. 5 votes in favor, 14 opposed - Motion defeated.

Further discussion Bylaw #53: Re privacy concerns and protecting member arrears information. It was presented by Bernie Mullaney that arrears information should be shared with the membership.

The Executive explained that arrears are handled on a case by case basis as there are often various personal factors to be considered, and, that there is a process in place to collect outstanding dues and apply liens on property as necessary - at which point this information becomes public knowledge.

* It was suggested that there be a more structured process put in place for the collection of arrears with regards to timeframes, application of liens, and the release of information to the membership, which the executive will explore.

*Updated bylaws will be posted on website; further discussion re devising and posting a combined source of information in the form of a welcome package. The Executive will work on this.

President's Report - by Adam Goudey Summary of activities included bridge repair / completion, road maintenance needs & planning, review of gate process, and the challenges of the executive team. Gate: Adam explained that while claims of the gate being an obstruction of right of way and free access to property were not legally determined, the matter could not proceed to a conclusion without costly litigation - of which the outcome was uncertain. It was thus decided that the gate, while it will not be removed, will be bolted in place to remain open year round.

Communication: Adam asked that everyone remember that the executive team is a group of volunteers acting from the common love of our community in the best interests of the development. He reminded the membership of the processes in place as per the bylaws for dealing with situations and changes, and that communications of a bullying or demeaning nature would not be tolerated; and that we deal with each other with respect, patience and kindness.

Treasurer's Report: financials were reviewed and explained clearly by Alan Duchesne. Funds were redirected this year from some of the road work to allow for additional bridge repairs. Strategic management of funds enabled us to stay within budget and on top of the most important maintenance needs as well. We also had a much lighter year in terms of snow removal so we are in good shape coming into the 2018-2019 term

Motion to accept financials as submitted: Moved by Bill C., seconded by Stephen W. Accepted by all

Open Gate Discussion/Security:

In addition to the President's report of the gate situation/legal process, the issue of the actual security of a locked gate was questioned. Insurance coverage with a locked gate was also questioned. Theresa T. shared that she was told by her insurance provider that a seasonally locked gate was not a problem for coverage, but it was suggested that coverage particulars may differ among various insurance providers. Most members agreed that the effectiveness of the gate to deter serious offenders is unlikely - however, we will be exploring alternative viable options for deterring theft/protecting property. It was suggested that the sign 'do you have your key' should remain as it may be somewhat of a deterrent in itself. Theft happenings were wide spread in the surrounding areas this year. A review of the recent theft activity in the Parklands suggests that the losses suffered here were minimal.

Additional Business presented: Winter road sanding was presented for discussion by Lori Collins. *Tim Purcell presented the suggestion that crusher dust be researched as another option to sand as it would be far cheaper. The Executive will investigate this option further. Dianne S. reminded the membership of the private road service standards in place for our development. The private road standard is that the road will be made accessible - snow plowing/sanding - within 24 hours of a storm/situation. It was suggested that members living in the Parklands full time be aware of this, and plan accordingly.

Further discussion with regards to possible budget relief: The question of reimbursement of legal fees was presented by Judy Murray. * The Executive is already exploring this with the insurance company. Bill Collins presented information regarding non-profit websites (at no cost?). *Adam Goudey and Dave Campbell are presently discussing options and will explore further.

Entrance Enhancement: A committee was established to explore entrance enhancement ideas, which will include additions such as possible trail cam placement, signs as deterrents: i.e. 'smile you're on camera' etc. Volunteer committee: Amanda Farrell, Stephen Wellings, Dave Campbell (TBD) & Glenn Swan (TBD).* It was suggested that this group establish email contact with one another to explore the options and report to the Executive. *Secretary will provide contact info.

Election of Officers: Nominations were put forth for the positions of Treasurer and Director. No offers were received from the floor. Al Duchesne and Devin Young re-offered to remain in their positions. Theresa Tomilson and Lori Collins are switching roles for the remainder of their term. Theresa will assume the position of Director and Lori will assume the Secretary position. There were no nominations that required a vote.

President: Adam Goudey
Vice President: Jerry Arenovich
Treasurer: Alan Duchesne
Secretary: Lori Collins
Director: Theresa Tomilson
Director: Devin Young
Past President: Richard Harry

Executive to do list:

Devise a structured process for the collection of arrears (Adam)
Post amended bylaws, minutes, President Report etc. on website (Lori to submit to Dave C.)
Work on welcome info package (Lori)
Follow up possible reimbursement of legal fee with Insurance (Theresa)
Explore alternate website ideas (Adam to consult with Dave C.)
Explore/research viable security options (Executive)
Provide garbage collection re bag allowance, special collection dates and details to members
- website and F/book (Adam)
Request to membership re hosting summer social (Lori)
Explore costs re crusher dust option (Adam)
Confirm enhancement committee members and share contact info (Lori)

Bernie Mullaney offered to secure the gate in place, as approved by the membership.

*** Summer Social: TBD Request to host will be submitted to the membership by Lori Collins
- details to follow.**

Garbage Shed: Bag allowance review, special collection days and particulars will be posted on the website and the MPHA Facebook page. *Adam Goudey to obtain info and post on website and F/book

Garbage Shed Clean up duty:
July- Jerry Arenovich
August - Bill and Lori Collins
September - Theresa & Ralph Tomilson

Meeting Adjourned - moved by Bernie Mullaney, seconded by Richard Harry.

Submitted by Theresa Tomilson
MPHA Secretary: June 2017 -June 2018