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# MARITIME PARKLANDS HOMEOWNERS ASSOCIATION

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**Annual General Meeting**

**Saturday 4<sup>th</sup> August 2007**

**@ Lot A, Laurie & Paul Clark's.**

## **Minutes**

### **Attendance:**

Paul and Laurie Clark, Mark Powell, Dave and Lynne Campbell, Roy Bishop, Darrin Ulley, Ralph and Theresa Tomilson, Gwen, Brian & Matthew Arthurs, Dianne Sheehan, Janice Mitchell, Linda Rankin & Jerry Arenovich, Michelle Searle & Dennis Baltzer, Carolyn & Richard Harry,

1. **Agenda** – No new additions. A quorum was present.
2. **Introduction:** of all and new members .
3. **Minutes** – July 2006: Approved as written, moved by Richard ,2<sup>nd</sup> by Paul., 2<sup>nd</sup> by Ralph.
4. **President's Report** .Mark summarized the past year and referred to the healthy state of both the lakes, and the bank account. The water level in both lakes has stabilized as a result of the work done by members with Roy Bishop's advice : the rocks between the two lakes were adjusted, and thus returned to their "natural" levels.( Roy explained briefly about the lakes' past relationship with the logging/sawmill industry of the early 1900s.Roy's complete Lake history can be found on the MPHA website).
5. **Treasurer's Report** ( in the absence of a Treasurer due to the Lucas' departure, Mark is Acting Treasurer.Copies of the financial statements and the budget for 2006-2007 were distributed. Mark explained that our bank balance is in good shape thanks to the members' annual dues being deposited , and also as a result of work done by the executive to retrieve many outstanding dues. Road maintenance is the largest part of our expenditure and the healthy bank balance will enable us to keep the roads in good condition. Dues will continue @ \$200/lot June-June; invoices will be sent via email next May. We now have 45 paying lots and with Ralph's recent flurry of real estate activity, there should be four more closing sales by the Fall.When questioned by Dianne Sheehan, it was suggested by Mark that the Association will be able to make a charitable donation to the Voluntary Firefighters in New Russell, this year.
6. **Other Business.**
  - a. **Road Maintenance.** The roads have been repaired in key areas where most needed with Class A grade, which Paul tells us is the best way to go-grading is going down to the base of the road, so better quality is needed. Grade A

stays on the road and does not wash out, and grades better; more grading will be done mid-December ready for Spring thaw . Paul has also been filling in holes using his truck. Ditching has been done along the left side of the hill, to remove standing water, and gravel added, and a new culvert near Sunset Lane .Adrienne Malloy , in an Email, said she would like to have prior notice of road grading because she could have arranged for simultaneous work on her drive. It was suggested by Paul Clark that anyone needing work done on their driveway should contact Paul , so that he is aware of it when he is arranging for roadwork .

- b. **Brush clearing.** \$1000/year is spent on brush clearing to prevent the road from closing in on us. It is done in the spring because the foliage is relatively clean of traffic /road dust, and therefore easier on the machinery/blades. Brush clearing is done in stages – because it is so expensive. Last year from the end of the road to #35 was done this year to lot B. Next spring from lot B to the bottom of the hill etc.
- c. **Winter issues.** Front gate : the two families living here year-round - the Clarks and the Tomilsons- have kept the gate oiled and there were fewer problems for them getting in and out in the winter, but Theresa said there were still days when she had trouble. No new plans for the gate. Snow plowing spending was under budget, so more could be spent on road maintenance. Sydney Hiltz will be contracted again for snow removal this year.
- d. **Membership.** Introduction to all and new members. Covenants were discussed with respect to the variety of covenants and it was suggested that depending on whether the lot was numbered or lettered, there may have been subtle differences, and Janice suggested that perhaps over the years, the covenants were made stricter to protect the Parklands. With each deed come covenants and there have been 4 different sets; Paul suggested over the next year we should try standardize them. The website has covenants posted which Dave was given with his deeds.....The executive will gather covenants from members and compare copies with the view to providing a new comprehensive set of covenants for future buyers.
- e. **Website.** <http://maritimeparklands.ca> Dave has created an excellent website for our members, which will be the way to communicate all our MPHA info as well as introducing new members to the Society. He requests your feedback and contributions, which could be in the form of photographs etc. There is a blog section too. Cost : only \$100 / year- which will be partly subsidized by advertising eg. realtors.
- f. **Security.** Now that we have two families living year-round at Maritime Parklands, there should be a decrease in crime. There were no reports of break-ins/theft.(The car-sticker I.D. plan was not implemented.) Paul said he routinely checks out anything suspicious and we recommend members keep an eye open on each others' property, especially if you know your neighbour is away.

- g. **Forest Reserves.** Sydney Hiltz owns Forest Reserves #1 & #2 (see map) The Forest Reserves are for sale; Maritime Parklands has !st refusal and Paul may know someone who could be interested in buying 400 acres.He feels that restrictive covenants would decrease the value of the land.Janice suggested that we may be able to work with prospective owners in protecting the forests. Meantime, Paul said he would continue to listen out for chain-saw noise in that area.Janice said that years ago there were plans to make trails through the Forest Reserves- therefore allowing members to use the forests; it was suggested that we check with some original lot owners such as real estate agent/ previous owner Monica Sontrop -and check the Covenants. The executive will follow up on this.
- h. **Liability Insurance.**Tia Renouf was advised to have liability insurance for the bridge as it was considered on her property ( C & D ).Paul asked if we could have comprehensive insurance, and rebated Tia- in case the bridge collapses.It was suggested that we ask Tia if she would be interested.mark said that as most home-owners' associations he checked with, did carry liability insurance, *Our directors are now also covered.* The cost is \$750/year. The question was asked whether it was necessary as we were a non-profit organization. Janice said that as a board-member for a non-profit organization, she carries liability insurance.
- i. **Garbage Shed.** It was agreed that having a roster for the garbage shed duties, was helpful- insured it was checked on a regular basis. Assignment **September 07: Carolyn & Richard . October 07 : Ralph . June/July 08 :Dennis. August 08: Jerry .** **Reminder to all members:** please bag your garbage and then place in a large (green etc) garbage bag –this helps prevent rodents and insects from easily spilling contents .We should be disposing of any potentially recyclable containers, in a large blue bag. (We cannot compost at present).Please donate large garbage bags and blue bags. There is evidence of damage to the shed (small hole about 6’’ across, above door) which may have been caused by insects/critters. Carolyn noticed large ants (?carpenter ants) and sawdust in the shed. Please inform the executive if there are any concerns.
- j. **Mailbox.** Paul said that we needed 6 residents in order to have a mail box at the entry to Parklands Road. Until that time we have free access to a lock box in New Ross.
- k. **P.O. Box.** It has been proposed that we should consider moving the PO BOX from Halifax to New Ross. Theresa also suggested opening a Credit Union account in New Ross instead of the Quinpool Road account. These decisions could be made by the executive, once a new treasurer has been elected.
- l. **Water Access for Fire Department.** Paul spoke with the Fire Chief in New Ross with respect to their requirement for Lake access: Lot 30 ( Greg Ross) was suggested because it has a wide cleared strip to the water; Janice (Lot 43) said she has a boat launch ; also Lot 23 was suggested. These 3 lot owners will be consulted by the executive.

- m. **Fireworks.** Paul brought up the subject of fireworks being set off in the Parklands: he suggested that it could easily pose a fire hazard in the forests and asked that fireworks be prohibited. Although hard to enforce, several members agreed that it was something we could live without. Carolyn said it could be a danger to the wildlife –both from fire and noise.
- n. **Power Lines.** Ralph said he plans to power his lots at the end of the road by winter. He is looking into the feasibility of a couple of 'entry' options. It is estimated to cost approx \$80,000 to come along Cliff Road from lots 29-49, with only a small reimbursement from NSP (only) as each lot hooks up. He will be contacting lot owners to see how many are willing to contribute their portion of main line power costs (\$4000 per lot) to determine his course of action. Any rebated funds would be returned to the lot owners (rebates estimated at approx \$1500). This would be a considerable saving for those lot owners who would otherwise be billed more by NSP had they put in the poles individually. Paul will contact NSP this week about the power poles situated in the road instead of the ditch on Parklands Park Road.)
- o. **Lots for sale.** Paul bought Jim Drescher's lot (28), and it is now for sale by Paul. Ralph has sold his lots: 11, 37, 38 and 41.

7 **Election of Officers.** Theresa Tomilson has agreed to consider taking over from the Lucas' as Treasurer and will let us know of her decision. The remaining directors have agreed to continue in their current positions for a second year, as usual.

**President** – Mark Powell

**mpowell\_hfx@yahoo.com**

**Secretary** – Carolyn Harry **caric@eastlink.ca**

**Members at Large** – Dave Campbell

**dave.campbell@nsc.ca**

- Paul Clark

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8. **Meeting adjourned** to the festivities **Thanks to Laurie and Paul for their gracious hospitality!**

*Respectfully submitted by Carolyn Harry,*

*secretary*

