

MPHA Executive Meeting November 12, 2017

Present: Adam Goudey, Richard Harry, Lori Collins, Devin Young, Theresa Tomilson, Al Duchense, and Jerry Arenovich

1. Call to order by Adam Goudey.
2. Water test results added to agenda. Approval of agenda - moved by Richard Harry and seconded by Devin Young.
3. Approval of executive meeting (April 2017) and AGM (June 2017) minutes - moved by Richard Harry and seconded by Adam Goudey.
4. Bridge Replacement Review: All bridge work has been completed. Bridge work was completed faster than originally scheduled, however, conversations between President Adam Goudey and contractor have concluded that no discount will be granted as additional workers were used to reduce the time line. Maritime Wharf Builders have explained that the same number of man hours were used to complete the work on a shorter timeline. It was noted that additional reflectors could be added to the bridge as the old reflects were lost during construction. Executive discussed that there should be a post on the Facebook site with pictures of the finished bridge along with a note indicating that all work has been completed.
5. Treasure's Report: 3 lots have not paid fee for bridge work. Four lots have not paid yearly dues. Executive discussed the possibility of implementing a fee recovery system, such as liens against properties who have not paid dues for multiple years or special levies (eg. bridge or road).
6. Road maintenance for 2018: the executive discussed the plan for road maintenance during the 2018. It was decided that minimal road maintenance would be conducted in 2018. This however, will be re-evaluated once the final cost for plowing has been determined. Additionally, it was decided that no brush cutting would occur during 2018.
7. Gate Locking Procedure: it has been noted by multiple parties that the gate has been left unlocked or open on several occasions. It was mentioned that there may be contractors working in the Parklands - this could explain the gate being left open. The executive decided that it would be best if another email was sent out to everyone reminding them to close and lock the gate. As well as posting a note on the gate if it is required to be left unlock d for contractors. Additionally, it was suggested that a trail camera could be installed at the gate to monitor the area, however, a possible power supply would have to be investigated.
8. Contact information to treasurer: there has been a number of lots sold over the last year, as well as updates to contact information. Theresa will send Al any updated contact information.
9. Water Test: Jerry Arenovich had the lake water tested on 23/09/2017. The sample was taken off the dock of lot 18. Results show little has changed since the last water sample taken a number of years ago, and all bacteria levels are within a normal range.
10. Adjournment: moves by Al, seconded by Richard.

Executive to do list:

1. Post on Facebook group and send an email indicating that all bridge work has been fully completed and on budget - Theresa/Adam
2. Lori to send pictures of Bridge to Adam to be uploaded
3. Follow up with Maritime Wharf Builders to see if there are maintenance instructions and weight restrictions – Adam
4. Source more reflectors for the bridge (\$50 budget) – Devin
5. Call to Colin Hughes to confirm 2017/2018 road plowing – Adam
6. Al to send Adam the names and contact information of those who have not paid fees. 7. Adam to contact those specific lot owners for payment.
7. Email sent reminding everyone to close and lock the gate - Theresa