

## MPHA Executive Meeting

January 12, 2017

Attendance: Richard Harry, Bill Collins, Lori Wood, Al Duchense, Devin Young

Regrets: Dianne Sheehan, Adam Goudey

1. Meeting Called to Order 8:39 p.m.
2. Confirmation of Quorum: 5/7 members
  - a. Confirmation by all that the meeting is being held to specifically discuss the issue of the bridge. All present had read the report distributed earlier by email.
  - b. Quotes were from Roger Dickey (one proposal) and Atlantic Wharf Builders (two proposals). Prices in the range of \$36,000 to \$43,000, including HST.
  - c. John was invited to the meeting but was unable to attend in person due to the time of day the meeting was held. He also indicated he was not available to participate by phone.
  - d. BC reported that he was able to meet with John Gesner, head of Road Committee, in person the afternoon before.
  - e. Culvert option is prohibitive because of price.
3. Summary of meeting with John to discuss specific issues about the quotes. John indicated:
  - a. Timeline to complete work once started: ~3 days for timber option, and ~ one week for non timber option
  - b. Timing of work: perhaps best not to do in spring with higher water levels/run off
  - c. Details of the project (timing, approach, contingencies, experience, and so on) to be worked out during the contractor selection process
4. Current Financial Status:
  - a. \$10,000 put away in the past for bridge expenses, \$~18,000 in bank to cover expenses for the year
  - b. Therefore, about a \$ 25,000-30,000 deficit. To cover costs, it will require a levy from lot owners to cover the expenses. It was felt that ~\$10,000 out of the current balance could be used for this project. Currently 53 paying lots and thus a one time fee in the range of ~\$350 per lot will be required.
  - c. Need to give the membership some notice about this. Decision cannot wait until the AGM.
  - d. Will also need to find out if anyone was planning on building past the bridge this season.
5. Decisions made:
  - a. The MPHA executive thanks the Road Committee for their work.
  - b. All in agreement the bridge needs repair this year as per Able Engineering recommendations in their report.
    - i. End of October may be best time in order to inconvenience the least number of people and lowest water level.
    - ii. All leaning towards the timber option.

- c. All in agreement that current decision stays in effect for passenger cars and emergency vehicles only across road
  - d. Will email membership to:
    - i. Update them on the situation and requirement for a one time fee per lot.
    - ii. Determine if anyone planning on building soon
    - iii. Determine if anyone knows another company to get a quote from.
  - e. MPHA Executive will proceed to try to get at least 1 other quote, select the successful bidder, and then communicate with them.
6. Action plan:
- a. BC will contact Dave Smith who was the engineer who did the road report for us in the past to see if he knows of anyone in this business.
  - b. RH will try to get a hold of a contact he and Caroline came across re: a quote
  - c. LW – will write a letter to the South Canoe Wind Project to see if they have community projects they would like to sponsor/help fund
  - d. BC will further work on the list of questions to ask the companies about regarding specifics: timing, project management, member access, price guarantee, etc
  - e. Once decision made to proceed with specific contractor – Executive will need to ensure environmental regulations (need for permit, cost of permit, etc) are addressed.
  - f. MPHA Secretary will send out email to membership.
7. Addendum to these minutes include:
- a. Quotes for the project
  - b. List of additional questions that need to be asked to prospective contractor
8. Meeting Adjourned 9:40 p.m.