

**Maritime Parklands Homeowners Association
Annual General Meeting
August 7th 2010, Lot 6, 2:00pm**

Minutes

Attendance: Caroline and Richard Harry, Adrienne Malloy, Marjorie Sullivan, Mark Powell, Lori Wood and Geoff Porter, Dave and Lynne Campbell, Dianne Sheehan, Paul and Laurie Clark, Ralph and Theresa Tomilson, Al and Donna Duchesne, Stephen and Yolaine Wellings, Bill and Lori Collins, Sean and Ernie Parker, Fred and Monica Johnson, Gwen and Brian Arthur, Rod Winters, John Gesnier and Heather McLeod, Jerry Arenovich and Linda Rankin

Meeting started at 2:15

1. **Approval of Agenda** – Approved as presented with an addition under new business from Carolyn and Richard Harry. All in favor. None opposed.
2. **Approval of 2009 Minutes:** Read by Paul Clark. One change: when referring to the budget, \$946.00 was written and it should have been negative \$946.00. Approved with this change. All in favor. None opposed.
3. **President's Report:**
 - Welcome and introduction of new members
 - An expression of condolence was offered to Dianne and family and thanks for all of Peter Sheehan's input and work over the years; Peter Sheehan passed away this spring. The suggestion to make a donation to the New Ross Fire Station in Peter's name was made.
 - NS Power would like keys to each lot to be able to read meters in an easier manner. Two options: give a key to Paul and he will pass on or NS Power will contact you directly.
 - Shed Lock is now fixed and will be placed back on.
 - Light at the Gate: Some have suggested for safety reasons we may want to look at a light at the front gate. The estimated cost ~\$20/month for electricity
 - No break-ins.
 - If work/building on lots on the back road: it would be good if people could use Red Shirt road and gate to try to preserve the MPHA road. **Please note: While this suggestion was made at the meeting, in retrospect it is inappropriate. Letson Lake residents contacted the executive in early September to complain about the increased truck traffic on their road and the resulting wear and tear. MPHA members are asked to instruct contractors to use MPHA roads. The board will look into a possible arrangement with Letson Lake.**

- Road work: will discuss further in meeting but currently a crew has been removing large rocks on the back road. Some gravel on the back road might be needed.
- Brush clearing: done this spring from front gate to Lot B. Volunteers for taking down some of the few standing trees would be great in September
- Paul reminded members that tents and campers are not allowed as per the covenants. Discussion ensued on the issue of Covenants and the fact that there are at least 2 existing versions with different lots having different versions. This issue has been raised before. Historically, in 1988 the first set of covenants was created for lots up to #27. Subsequently a second set that covered the lettered lots and others were created. At some point many members were asked to sign a more restrictive set of covenants and many did. It is not exactly clear which lots currently have which set of covenants. Some people who have recently purchased still had the original covenants filed which has only 5 restrictions and does not include the restriction of campers. Thus, more than 1 set of covenants exist with varying degrees of restrictiveness which does make the issue confusing. It was expressed by many members that despite which version of the covenants a lot has, the spirit of the parklands and the property is upheld by all members. It was suggested that:
 - As people sell their properties, the most recent version, and most restrictive be passed on to the new owners (hopefully through the lawyers). This would be voluntary.
 - Go back to providing a hard copy of the “new member” information package that we use to distribute in the past (recently we have just referred people to the website)

4. Financial Report:

- The past expenditures and proposed budgets were discussed. (see attached)
- There was discussion about the Directors Insurance/liability – half of it is for liability and half the cost is for the directors insurance. The liability would cover negligent acts. There was discussion as to whether it was needed and the general consensus was yes. Jerry did pass on some information from Great American Life that may allow for a lower cost (as low as \$363 for \$500,000 coverage). This information was passed on to Paul who will need to compare it to our current policy.
- There was discussion about the cost of MPHA dues compared to other cottage districts in the area and that MPHA seemed to be higher. It was pointed out our association has less lot owners. It was also discussed that the intent prior to last year’s AGM was not to raise the dues from \$220 to \$500. However, after discussion and the realization that MPHA no longer had any reserve in case there

was a major requirement (e.g. the bridge) that a mechanism to build up the reserve was required. It was acknowledged that subsequent communication about the increase was inadequate. It was not reflected in the 2009 minutes, but the intent was to keep the dues at \$500 for a few years until a reserve of \$10,000 was built up and then reevaluate with the expectation that dues would go down again.

- No decision was made on the budget until the Road Committee gave their report as the two are integral to each other.

5. Road Committee Report

- The Proposed Budget was posted on the website prior to the meeting and distributed at the meeting (see attached)
- The motion as typed on the road Committee report was put forward by Adrienne Malloy and seconded by Diane Sheehan. Discussion then ensued.
- The condition of the road was discussed and the fact that over the years it has deteriorated. The initial road up to Sunset Lane was built by one group and the rest by another over 20 years ago. The second part of the road is definitely in worse shape. It was discussed that the road is essential to all members.
- Members asked: after \$50,000 is put into the road, what will look different about it? Would it decrease current and future maintenance costs? How would affect the yearly budget? Would all members contribute equally (depending on full time residents vs. not or where you lived on the lake)? Did any work actually have to be done? How long would the end result last? Did we really need road maintenance in the proposed 2010-2011 and 2011-2012 budget (\$7500/year) if all this work was being done? Could we address the road budget for 2011 first and then next year addresses the budget for 2012? These questions were discussed at length. Conclusions:
 - It was felt by many members that the road was definitely getting worse and that there was no longer enough gravel on the base to actually do any grading and that work was essential.
 - It was expressed that all members would pay an equal amount. The proposed payment would be per lot.
 - If culverts are needed across the main road, these would be covered in the total costs. If however, culverts were required at the end of a private drive, these would be the responsibility of the lot owners.
 - It was expressed by some members that continued road maintenance will always be required and that the proposed road work is simply to get it back into a state where regular maintenance will continue to maintain it. It was point out, potholes will still develop even with the major road work and

these will need to be dealt with on an ongoing basis. Therefore, an ongoing maintenance cost will be required. Exactly how much remains to be seen.

- It was felt that the entire proposal needed to be addressed at once and not the 2011 and 2012 budgets separately.
- Much discussion took place among members about the annual budget and the proposed Road Committee Budget. The general consensus was the road work did need to be done but the financial ask for the road and the annual dues were not palatable to many. Different options were discussed and resulted in the motions as outlined below.

MOTIONS:

Annual dues:

- Motion: Reduce the annual dues to \$400.00 per year for the next fiscal year (2011-2012) and the amount to be revisited next year. The intent is that once the reserve has reached a level of ~\$10,000, the annual dues will cover the operating costs plus a continued reserve.
 - Put forward by: Alan Duchesne
 - Seconded: Jerry Arenovich
 - All in favor, none opposed
- **Budget:**
 - Motion: Approve the Budget as presented
 - Put Forward by: Gwen Arthur
 - Seconded: Mark Powell
 - All in favor, none opposed
- **Private Driveway Culverts**
 - Motion: MPHA will not be responsible for the installation of culverts on private driveways and these are the responsibilities of the lot owners
 - Put forward by: Fred Johnson
 - Seconded: Sean Parker
 - All in favor, none opposed
- **Road Repair Proposal**
 - Motion: To accept the recommended course of action to undertake a major upgrade of the roads that comprise Maritime Parklands. Each lot would be assigned an equal portion of the total cost through a special assessment due in two payments, one of \$500, to be invoiced in November 2010 and due in January 2011 with the balance invoiced in November 2011 and due in January 2012. The balance would not exceed \$500.00.

- Put forward by: Adrienne Malloy
- Seconded by: Dianne Sheehan
- Votes for: 18, Votes against: 5
- Proxy votes for: 5 (Jerry 1, Paul 2, Geoff 1, Al 1), Votes against: 2 (Sean 2)
- Motion carried with the understanding that the Road Committee will get written quotes to the best of their ability prior to the work being done, a reputable company/team will be sought, and the Road Committee will determine with the company if there is a time of year that is less expensive than another.

6. New Business

- **Back road:** covered above in President's report
- **Grass growth:** deferred
- **Changes to Municipal Garbage Collection Regulations:** In the fall lots will be allowed 1 black garbage bag with any additional garbage to be placed in clear bags. Recyclables are to be placed in blue bags.
- **Communication:** The MPHA Executive and Road Committee will do their best to communication issues/decisions to all MPHA members in a timely informative manner. It is acknowledged that communication about last year's dues and the potential road work was suboptimal. It was pointed out that the MPHA executive and others volunteer their time and do the best that they can.
- **Carolyn and Richard Harry:** Read a statement of appreciation of the environment and surroundings that they had written (see attached). This allowed all members to reflect on what the property means to each of us.
- **Managing the Brush with the spraying of a herbicide:** Although this could save money, the consensus was that the group did not want to explore this option
- **Light at front gate:** If required, a solar LED may be the better option. Jerry Arenovich volunteered to look into this

7. Election of Officers:

- President – undecided
- Treasurer – Bill Collins (Lot 22)
- Secretary – Jeanne Douglas will stay on
- Member at Large – Dave Campbell, Adrienne Malloy, Stephen Wellings (Lot D)
- Past-President – Paul Clark
- Given that no president was chosen at the meeting, a 3rd Director at Large was added to ensure appropriate representation. Adrienne will approach Janice Mitchell about assuming the President's position.

8. Meeting adjourned at 17:30
9. Respectfully submitted by Lori Wood, (covering for Jeanne Douglas who was unable to make the meeting)