

President's Report to the MPHA Annual General Meeting 2022

Welcome

Welcome and thanks to all lot-owners for participating in today's AGM. It finally looks like we may be leaving the worst of COVID-19 behind us and it will be great to see old friends and new faces enjoying summer in the Parklands over the next months.

The success and growth of MPHA depends on the participation of all members. This meeting is an excellent forum for you to provide input, ask questions and even volunteer to assist. Please feel free to communicate openly.

I am pleased to report that we have had another good year overall at the Parklands. Winter was not kind to our snow removal budget, but it certainly could have been worse – the mild final month of winter greatly assisted in controlling our budgeted expenses. The spring ice storm of '22 was beautiful, but certainly did some damage to our forests. Thanks to all who helped clear trees from the roadway to allow passage for our members.

The Executive Committee formally met 3 times over the past year and minutes were promptly circulated to membership (including 2 Newsletter/Updates – Thank You Lori!). Some of the key activities are discussed in detail below.

Internet connectivity has reached our paradise, with Bell FibreOp completing lines around the lake this spring and services now available.

Special Recognitions

As I keep mentioning, volunteer efforts drive our success as an association. I want to send out a few well deserved *Thank You's* to people that have been working behind the scenes:

Road Maintenance Contact: **Richard Harry** has been our point person for communicating our needs to our road maintenance contractor. As part of his daily travels, Richard keeps an eye out for road issues and forwards concerns to our maintenance contractor. Another excellent job assessing maintenance needs in order to make our winter roads safe. Richard has agreed to continue in this role for the next season.

Pothole Warriors: **John Gesner and Bernie Mullaney** continue to spend time on the roadway smoothing ruts and filling potholes. They have made quick work out of the piles of repair gravel at their disposal. Once again, our road contractor specifically mentioned that this upkeep is greatly contributing to our roadway being one of the best in the area!

Website Maintenance: **Simon Zaw** continues to work behind the scenes to improve and update our web presence. Great job!

Executive Changes: Several members of the MPHA executive are moving aside to allow new blood and fresh ideas to move our association forward. Thanks for all your efforts. Special thanks to **Lori Collins** who has been the face and contact person for most members in her role as MPHA secretary since 2018. Your professionalism and ability to promptly respond to member concerns was impressive. You are due a well received break.

There are probably other equally valuable contributions that I have missed – I apologize if that is the case. A hearty thank you to all!

Financial

As Alan will report shortly, we have had another solid financial year. Budget performance was slightly higher than forecast, but it is still allowing us to maintain existing membership dues while also maintaining a small reserve fund. Collection of membership dues continues to be strong and prompt!

Road Maintenance

Routine road maintenance (including brush clearing, grading, gravel and snow removal) accounts for almost 90% of our annual expenses. Most of the 2021 summer maintenance was completed as scheduled, but gravel was delayed due to issues with the contractor. The stump and rock removal along the back half of the road went better than expected. The job was completed ahead of schedule and came in ~\$3K less than budgeted. Since the equipment was available and on-site, we took advantage of the opportunity to address brush clearing. Although not planned, the entire roadway was brushcleared for only ~\$1.1K.

Unfortunately, gravel was not applied until September, when the roadway was baked hard. Although the gravel quality was claimed to be identical to previous years, the amount of shale/sharps on top of a rock solid base caused significant issues to members, with several flat tires being reported. The material used is deemed superior for long-term roadway health because of its ability to interlock and bind, but because of the concerns, we have decided to make a change for this year. More uniform Granular A has been stipulated and we will review how well it stays in place during the spring assessment. As well, we have requested advance notice of gravel work so we can notify members to exercise caution.

We continued with the enhanced winter maintenance program this past year that included more timely snow removal and strategic/cost effective sanding. With the exception of a couple freezing rain events, the road conditions were excellent. Heavy snowfall did result in significant narrowing of the roadway, but thanks to cautious driving by diligent lot-owners, the roadway and members made it through the

winter in very good shape. Spring thaw issues were minimal.

Once again, road conditions were assessed early spring and arrangements were made to have work scheduled. The hope is to address grading and gravel needs in key areas as our major focus for the year.

Wrap-up

Once again, it's been a busy and productive year and 2022 is off to a great start. The blackflies have come and gone for the season with the mosquitos and ticks lining up for our blood. The loons have returned and the owls are proudly showing off their youngsters. Life is returning to normal! Now if the bears can just keep their distance.....

I strongly encourage anyone wishing to actively participate to do so. We are always looking for the next generation of executive members, and there are many one-off opportunities that come up during the year. It does not take much time or effort..... and it is so rewarding.

One final rant..... let's all (ATVs included) do our best to adhere to our 30/km speed limit on the Parklands roadways. We are seeing more and more shared usage of the roadway – remember to be respectful to the walkers, runners, bikes, kids, etc. The few minutes of reduced travel time is just not worth the increased danger, dust, and road wear.