

**Maritime Parklands Homeowners Association**  
**Annual General Meeting**  
**10 May 2014**  
**Minutes**

**In Attendance:** Janice Mitchell, Bill and Lori Collins, Dianne Sheehan, Richard Harry, Al Duchesne, Jeff Beazley, Jeanne Douglas, Lori Wood, Doug Church, Janice Wiscombe and John Morehouse, Cornelius Rutte, Adam Goudey and Devin Young, Bernie and Judy Mullaney, John Gesner and Heather MacLeod

**Approval of Agenda:** The agenda was approved as distributed and amended. Moved by Al Duschene, seconded by Jeanne Douglas. All in favour. Motion carried. Amended agenda is attached.

**Approval of Minutes:** The minutes of the 2013 Annual General Meeting were approved as distributed. Moved by John Morehouse, seconded by Dianne Sheehan. All in favour. Motion carried.

**Business Arising from the Minutes:** The road report, annual social and gate lock are addressed later in the agenda.

**President's Report:** The President's report is attached. Highlights include the road maintenance issues and report from the engineer, the members' survey, the website and Facebook group, new members' package, and MPHA structure and bylaws. Most topics were covered later in the agenda. It was clarified that the Facebook group is for social communications, while communication from the executive will be by email. Some members, as well as realtors and potential buyers still want the website to be maintained. A new members' package was put on hold pending resurrection of the website, which had been intended to replace the printed package. **Jeanne Douglas** would help with a package if needed.

**ACTION:** **Lori Collins** will discuss rejuvenation of the website with Dave Campbell.

**Financial Report:** The report was presented by Bill Collins on behalf of Theresa Winters, and is attached. Overall, despite increased expenses, finances are healthy. Highlights:

- Dues were reduced from \$400.00 to \$350.00. Invoices will be sent out shortly.
- Insurance for residents – It was confirmed that the New Ross Fire Department always answers 911 calls, and has a key to our gate.
- Association insurance – It has been renewed but it's not clear if it is needed, and it can be cancelled. The MPHA has no assets or employees, and it is not known if individual directors could be held personally liable for injury on the road, etc. Also not clear if owners of property abutting the bridge have any liability for bridge mishaps. A legal opinion is needed.

**ACTION:** Bill Collins will look into getting a legal opinion.

- Brush trimming – Bill Collins tried last summer (2013) to get quotes on trimming brush along the road. NS Power would trim under their lines, but can't provide a quote for a year, and will want to trim 20 feet on either side of the line.

**ACTION:** Bill Collins will attempt to get two quotes and get the brush trimming done ASAP year.

- Road signs – The road report recommended increased signage throughout the road system. Stephen Wellings has developed an estimate to install all the signs recommended by the engineer, which would be about \$2,600 excluding posts for the signs. The cost could be spread over several years if all the signs were put in place. Members want at least "No Exit" and speed limit signs.

**ACTION:** Road Committee will decide on signage.

- Maintenance, other
  - Bridge needs painting underneath the deck as well as cribwork (as identified in the road report).
  - Gate doesn't close properly in winter.  
**ACTION:** Road Committee will investigate new footings for gate posts and/or other repair options to make the existing gate set-up work.
  - A limited number of culverts likely need replacement (as identified in the road report).
- Surplus – It was decided that a surplus of \$20,000 was sufficient at this time, and would be reviewed regularly.

**MOTION:** *To approve the Financial Report, as amended to apply an amount from the surplus to offset the deficit.* Moved by Al Duchesne, seconded by John Morehouse. All in favour. Motion carried.

**MOTION:** *To set the surplus at \$20,000 subject to annual review.* Moved by Lori Wood, seconded by Jeanne Douglas. All in favour. Motion carried.

**Results of the Members' Survey:** A summary of the results and comments is attached. Discussion followed on the results:

- Annual social – The majority of members agreed to the current structure whereby the Executive provides the meat or meat alternate, with a potluck for the rest of the food, but with hot dogs and burgers in place of beef tenderloin.

- Road – There is overall satisfaction with the quality of the road; maintenance needs to be kept up annually.
- Gate – 90% want a seasonally locked gate. 70% don't want an electronic gate. There is a problem with the lock freezing in the winter.

**ACTION:** **Road Committee** will investigate a winterized lock, and making the existing gate work.

- Communications – Most are very satisfied with communication of information but the Executive needs to be more attentive to sending out emails, not just notifications in the Facebook group.
- Covenants – Some members were concerned that not all lots have the same covenants.

**ACTION:** **Bylaw/Structure Committee** will review and make recommendations on covenants.

**Bylaws and Structure:** The current composition of the executive does not match what is spelled out in the bylaws. Some bylaws, such as the one whereby every MPHA member is a Director, need to be reviewed.

**ACTION:** **Lori Wood** will review existing bylaws with input from John Morehouse and other long-term residents, and report to the Executive in time to implement recommendations for the next fiscal year. In the meantime, it was agreed to create a new permanent Road Committee, reporting to the Executive.

**MOTION:** *That a permanent Road Committee of three to five members be created, with the chair to be a member of the Executive.* Moved by Lori Wood, seconded by John Morehouse. All in favour. Motion carried.

**ACTION:** **Bill Collins** will prepare a draft Terms of Reference and provide this to the Road Committee who will revise and present to the Executive for approval at its next meeting.

**Election of Officers:** It was agreed to elect an interim executive, pending review of structure and bylaws.

**MOTION:** *That an interim executive be elected for one year, consisting of President, Treasurer, Secretary and two Directors.* Moved by Lori Wood, seconded by Lori Collins. All in favour. Motion carried.

The new Executive is as follows:

President – Bill Collins

Treasurer – Al Duchesne  
Secretary – Jeanne Douglas  
Directors – Adam Goudy, Dianne Sheehan

The new Road Committee is Casey Rutte, Janice Mitchell, John Gesner, Richard Harry, and Reiner Henning.

**Garbage Shed:** The garbage shed needs repairs, as well as summer cleaning. Lunenburg County requires clear bags; while this info can go into a new members' package, residents should be reminded in the meantime.

**Jeff Beazley** will do shed repairs.

The cleanup schedule is:

June – Bernie Mullaney and July Murray Mullaney  
July – Doug Church  
August – John Morehouse and Janice Wiscombe  
September – Richard and Carolyn Harry  
October – Bill and Lori Collins

**Gate:** **Lori Wood** will paint the gate.

**ACTION:** **Jeanne Douglas** will send an email to all residents about Lunenburg County's bag requirements.

**Summer BBQ:** The date is **August 23**.

**ACTION:** **Bill Collins** will ask the Hennings to host.

**Draw:** The winner of the \$25.00 gift certificate for responding to the survey is **Martin Coyle**.

**Adjournment:** Meeting adjourned at 3:50. Moved by Al Duchesne, seconded by Janice Wiscombe.