

Minutes
MPHA Executive Meeting
September 24, 2020 7:30 PM
by videoconference
Amended March 28, 2021

Present: Jerry Arenovich (President), Al Duchesne, Craig Wicks, Lori Collins, Al McMillan

Regrets: Adam Goudey, Glenn Swan, Marc Pallard

1. **Approval of June 2, 2020 minutes** - *Moved by A. McMillan, seconded by J. Arenovich*

2. **Financial report** (A. Duchesne) – The largest road expense went to culverts, ditching and grading. It is sometimes difficult to know exact amounts spent on each category; we need more detailed invoices. Not all the road was gravelled but there was enough funds to have a load of gravel placed at the big turn on Parklands Road, for spot repairs. There is \$6,000.00 available for snow removal. *Adoption moved by A. Duchesne, seconded by L. Collins. Motion carried. (amended from \$7,000.00).*
ACTION - J. Arenovich to ask Colin Hughes for a detailed breakdown in his invoices.

3. **Road - Winter Maintenance** - J. Arenovich reviewed the tender criteria proposed by the Winter Road Maintenance Committee (J. Arenovich, C. Wicks, J. Gesner), summarized as follows:
 - Increased ploughing frequency - A snowfall over 4" will trigger automatic ploughing by the contractor, but we will be able to call for additional ploughing should conditions deem it necessary. An authorized contact will be designated.
 - More frequent targeted sanding - A truck with a front plough and rear sand broadcaster is recommended so that target areas, mostly hills, can be sanded at the time of ploughing, allowing a buildup of sand.
 - Timing - Snow removal to take place within 12 hours after the end of a 4" snowfall. It was noted that this condition may involve added cost in order to maintain priority.
 - Tender considerations - Contract should be on an hourly basis, not fixed cost. A detailed breakdown of costs will be requested. Performance will be closely monitored and reviewed at the end of the contract. "Manual override" calls will be counted and comments collected from property owners.

ACTION - J. Arenovich to create a draft tender document for review by the Committee, and send it to at least three possible contractors. Draft tender due September 28 for Committee and executive review.

4. New Business

4.1. **Cliff Road Forest Reserve** - These lands had been offered for sale in the summer by the current owner. A property owner enquired about the possibility of forming a group to purchase this land. This would be a private venture and the Association would not be involved.

ACTION - J. Arenovich to contact the person interested to explain the issues

4.2. **Covenant about pesticides** - A. Lantz-Powers enquired about the possibility of a new covenant banning the use of pesticides. As each property has its own covenants, even though many are the same, each one would have to be updated separately and the legal costs would be prohibitive. It was felt that the overall outlook and practice of MPHA owners is to refrain from pesticide use. As well, there may be provincial or municipal regulations already in place prohibiting pesticide use; a quick check online during the meeting indicated that this appears to be the case.

ACTION - J. Arenovich will investigate and report back to the executive and the property owner.

5. **Adjournment** - Meeting was adjourned at 8:25 p.m. Moved by L. Collins, seconded by C. Wicks.

6. **Next Meeting** - TBD

A brief discussion about the disorder in the garbage shed followed adjournment. There is a suspicion that some of the disarray is a result of locals searching for refundables. There is no easy solution, and there have been no complaints from the municipality.