

Agenda

MPHA Executive Meeting

May 23rd 2024

6:30PM

By video conference through Google Meet:

Meeting ID

<https://meet.google.com/yrq-yrsn-ajn>

1. Approval of Agenda

Agenda approved Zach, seconded by Adam.

2. Approval of meeting minutes from March 28th 2024

Approved by Adam, seconded by Craig.

3. Review of action items:

- Lean on unpaid property - Two forms to fill out and needs to be signed by a lawyer. Adam will bring to Mark the lawyer. **Mark says it can't be done easily. To go to a lean process, we need to take them to small claims court first and then it automatically goes into the lean process. May not be worth it at this time for the amount owed. Adam will look into how much it would cost to double check.**

4. Financial Report (A. Duchesne)

Al reviewed the profit vs loss sheet that shows we were below budget. Net income of \$1533.11 as the snow removal cost was lower than budgeted.

Will look into tracking for snow removal and sanding. Adam will talk to Richard to discuss how to track this. Alan will break it down for the AGM to be prepared.

Monthly \$4 charge for banking fees. Interest we earn is very low. Wondering if there is a different type of account that can be used that earns more interest. Adam and Alan will check into different account options.

Could throw half the amount in the bank and turn it into a GIC account as a possibility.

Al D made a motion to accept the financials for last year as of March 31st 2024. Adam approved the motion and Zach seconded.

Took money out of the operating account for the garbage shed and additional lawyer fees.

Should add an additional \$1000 for lawyer fees with upcoming needs.

Will do brush clearing and culverts separately on the budget sheet. Add \$1500 for culvert repairs.

Al makes motion to adopt the budget as amended. Craig moves to accept it, Adam seconds it.

5. Road & Bridge

Someone damaged the bridge, Adam went to fix it but John had already fixed it as he felt he had to because it was on his land. Two land owners of the bridge, worried they would be the first ones that someone would go after. We pitched it over to Mark, our lawyer. Right now how it is written, the insurance company would likely go after the landowner first (road or bridge issues) before the association even though our insurance liability would cover it. Mark provided us some recommendations and we will pitch this at the AGM. The landowners seem okay with this response and will give us time to figure it out. Once we figure this out we can get a clearer picture if we need to up our liability insurance or not.

New house being moved on. Would need an engineering assessment of the bridge. Last time it was done through Able Engineering.

6. Red Shirt Road Gate

Adam responded to the landowner. It will be left unlocked and opened during fire season.

7. Campers on Properties

Not allowed long term and cannot be left out on the property. If a family comes out for a short visit that is okay.

8. Garbage Shed

We have the garbage shed reserved and hope to move it next Friday. The garbage shed came in at \$2000. The pad is costing us \$2000. Just waiting on the crushed stone to be put down. Next step is to get a moving company to move the new shed into place. Craig will look into the moving company. Adam talked with Colin about placing the new one right beside the old one. May just push the one back if possible without putting gravel underneath it.

Action: Signs for the shed. Nicole will look into this.

9. AGM Agenda

Have an old one that we will follow. Send an email out if anyone has anything they would like added into the agenda. We can post a worklist along with the garbage shed sign up.

- Cameras-worth it?
- Garbage shed signup

10. Adjournment

Motion to adjourn (Nicole), approved by Craig, seconded by Jerry.